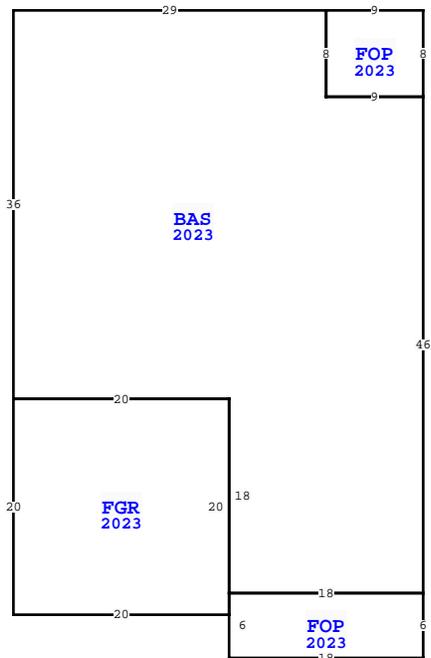


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.04	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2023
FGR	400	55	2023
FOP	72	30	2023
FOP	108	30	2023
TOTALS	2,200		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024	127.17	240,860	2022	2022	0	0	3.00	97.00
Heated Area: 1620 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			233,634
TOTAL MARKET OB/XF VALUE			4,400
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			262,034
SOH/AGL Deduction			0
ASSESSED VALUE			262,034
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			210,623
TOTAL JUST VALUE			262,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42787			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/71	6/27/2022	WD Q	Q	I	01	292,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: SHINGLETON AUSTIN						
1448/2164	9/27/2021	WD Q	Q	V	05	1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

EXTRA FEATURES		265 SW JEWEL LAKE DR, LAKE CITY														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0			400.00	UT	3.00				1,200	
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	3,200.00				3,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/24/2023	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=69,20] W29 S36 E20 S18 E18 N46 W9 N8 \$											
FGR=[YR=2023;ORIG=40,56] E20 S20 W20 N20 \$											
FOP=[YR=2023;ORIG=69,20] E9 S8 W9 N8 \$											
POP=[YR=2023;ORIG=60,74] E18 S6 W18 N6 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							