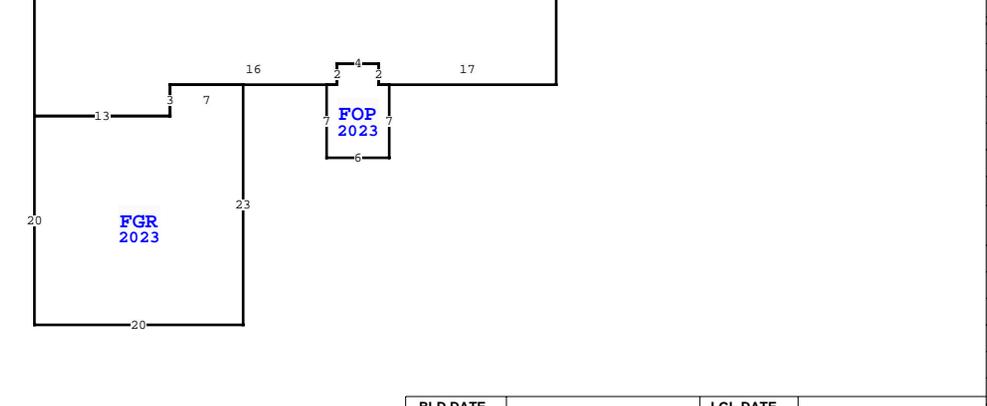


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,943	112.8600	128.66	249,986	2022	2022	0	0	0	3.00	97.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1657 HX Base Yr														



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY	06	06	33316.04	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,657	100	2023	1,657	206,794		
FGR	421	55	2023	232	28,954		
FOP	50	30	2023	15	1,872		
FOP	131	30	2023	39	4,867		
<b>TOTALS</b>	<b>2,259</b>			<b>1,943</b>	<b>242,486</b>		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	242,486		
TOTAL MARKET OB/XF VALUE	4,736		
TOTAL LAND VALUE - MARKET	24,000		
TOTAL MARKET VALUE	271,222		
SOH/AGL Deduction	0		
ASSESSED VALUE	271,222		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	271,222		
TOTAL JUST VALUE	271,222		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	269,419		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043292	New Residential C	230,000	12/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/369	6/15/2022	WD P	I	98		268,300
GRANTOR: GSMS DEVELOPERS, INC						
GRANTEE: BAILEY BRENNAN						
1469/1807	6/15/2022	WD U	V	11		100
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: BAILEY BRENNAN						

247 SW JEWELL LAKE DR, LAKE CITY

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

EXTRA FEATURES																	
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	0	0	0	510.00	UT	3.00	3.00	100	2023	2022		100	1,530	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	3,206.00	3,206.00	100	2023	2022		100	3,206	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=111,10] W25 U3L3 N6 W11 S7 W11 S35 E13 N3 E16 N2 E4 S2 E17 N30 \$													
FGR=[YR=2023;ORIG=81,40] W7 S3 W13 S20 E20 N23 \$													
FOP=[YR=2023;ORIG=98,10] N9 W15 S6 D3R3 E12 \$													
FOP=[YR=2023;ORIG=94,38] W4 S2 W1 S7 E6 N7 W1 N2 \$													

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							