

Parcel: &lt;&lt; 33-3S-16-02439-202 (43796) &gt;&gt;

## Owner &amp; Property Info

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|            |                                                                                       |              |          |
|------------|---------------------------------------------------------------------------------------|--------------|----------|
| Owner      | WJHFL LLC, D/B/A WJH LLC<br>3091 GOVERNORS LAKE DR<br>SUITE 300<br>NORCROSS, GA 30071 |              |          |
| Site       |                                                                                       |              |          |
| Desc*      | RESERVE AT JEWELL LAKE PHASE 2 LOT 2. WD 1448-2164                                    |              |          |
| Area       | 0.32 AC                                                                               | S/T/R        | 33-3S-16 |
| Use Code** | VACANT (0000)                                                                         | Tax District | 2        |

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

| 2021 Certified Values                              | 2022 Working Values |                                                       |
|----------------------------------------------------|---------------------|-------------------------------------------------------|
| There are no 2021 Certified Values for this parcel | Mkt Land            | \$20,000                                              |
|                                                    | Ag Land             | \$0                                                   |
|                                                    | Building            | \$0                                                   |
|                                                    | XFOB                | \$0                                                   |
|                                                    | Just                | \$20,000                                              |
|                                                    | Class               | \$0                                                   |
|                                                    | Appraised           | \$20,000                                              |
|                                                    | SOH Cap [?]         | \$0                                                   |
|                                                    | Assessed            | \$20,000                                              |
|                                                    | Exempt              | \$0                                                   |
|                                                    | Total Taxable       | county:\$20,000 city:\$0<br>other:\$0 school:\$20,000 |

## Sales History

| Sale Date | Sale Price  | Bk/Pg     | Deed | V/I | Qual (Codes) | RCode                                         |
|-----------|-------------|-----------|------|-----|--------------|-----------------------------------------------|
| 9/27/2021 | \$1,558,000 | 1448/2164 | WD   | V   | Q            | 05 (Multi-Parcel Sale) - <a href="#">show</a> |

## Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| N O N E     |              |          |         |           |            |

## Extra Features &amp; Out Buildings (Codes)

| Code    | Desc | Year Blt | Value | Units | Dims |
|---------|------|----------|-------|-------|------|
| N O N E |      |          |       |       |      |

## Land Breakdown

| Code | Desc          | Units               | Adjustments            | Eff Rate     | Land Value |
|------|---------------|---------------------|------------------------|--------------|------------|
| 0000 | VAC RES (MKT) | 1.000 LT (0.320 AC) | .0000/1.0000 1.0000/ / | \$20,000 /LT | \$20,000   |

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