



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	319,601
FGR	528	55		290	41,525
FOP	180	30		54	7,732
FSP	260	40		104	14,891

TOTALS 3,200 2,680 383,749

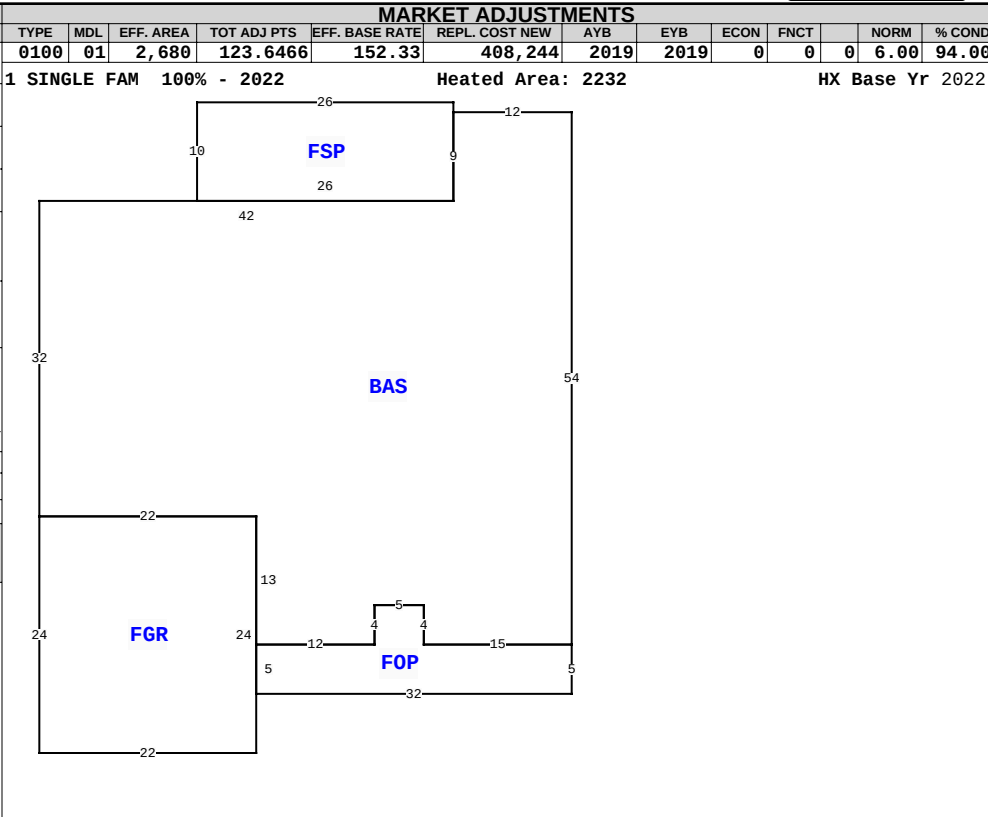
EXTRA FEATURES

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	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	1,284
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 2,500.00	2,500.00	100	2024	2023		100	2,500

LAND DESCRIPTION

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/22/2023 BY KS



370 SW BELLFLOWER DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,680	123.6466	152.33	408,244	2019	2019	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2232 HX Base Yr 2022

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		383,749
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		426,033
SOH/AGL Deduction		46,196
ASSESSED VALUE		379,837
TOTAL EXEMPTION VALUE	HX HB 13	379,837
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		426,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36889	SFR	1,106	06/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1529	6/08/2021	WD	Q	I	01	375,000

GRANTOR: SANDOVAL JESUS MANUEL
GRANTEE: BULLOCK ROBERT JAME
1403/2264 1/17/2020 WD Q I 01 329,600
GRANTOR: THE PRESERVE AT LAURE
GRANTEE: JESUS MANUEL & MARI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S9 W42 S32 E22 S13 E12 N4 E5 S4 E15 N54 \$
FGR=[ORIG=-54,41] S24 E22 N24 W22 \$
FSP=[ORIG=-12,0] N1 W26 S10 E26 N9 \$
FOP=[ORIG=-32,54] S5 E32 N5 W15 N4 W5 S4 W12 \$