

LOT 2 BLOCK C SOUTHWOOD ACRES S/  
341-409, DC 891-72, 891-64, WD 1

BROWN JESSE  
172 SW BELLMONT DR  
LAKE CITY, FL 32024

2025

36-4S-16-03359-000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                                 |       |           | MARKET ADJUSTMENTS            |                |                |             |           |             |          |        |                 |               |                                   |                                        | COLUMBIA COUNTY PROPERTY    |                      |         |        |     |            |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------------|-------|-----------|-------------------------------|----------------|----------------|-------------|-----------|-------------|----------|--------|-----------------|---------------|-----------------------------------|----------------------------------------|-----------------------------|----------------------|---------|--------|-----|------------|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                            | MDL   | EFF. AREA | TOT ADJ PTS                   | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON        | FNCT     | NORM   | % COND          | PAGE 1 of 1 3 |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 19               | COMMON BRK 100 | 0100                            | 01    | 3,924     | 123.9854                      | 138.86         | 544,887        | 1969        | 2000      | 0           | 0        | 0      | 24.00           | 76.00         | VALUATION BY STANDARD             |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Roof Structur                                                                                                                              | 08               | IRREGULAR 100  | 1 SINGLE FAM - 100% - 2022      |       |           |                               |                |                |             |           |             |          |        |                 |               | Heated Area: 3456 HX Base Yr 2022 |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | Tax Group: 3 Tax Dist:                 |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | BUILDING MARKET VALUE 414,114          |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 13               | LAM/VNLPLK 80  |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | TOTAL MARKET OB/XF VALUE 47,095        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 11               | CLAY TILE 20   |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | TOTAL LAND VALUE - MARKET 49,320       |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | TOTAL MARKET VALUE 510,529             |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | SOH/AGL Deduction 50,549               |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 4                | 100            |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | ASSESSED VALUE 459,980                 |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2.5              | 100            |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | TOTAL EXEMPTION VALUE HX HB 13 459,980 |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | BASE TAXABLE VALUE 0                   |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | TOTAL JUST VALUE 510,529               |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Architectual                                                                                                                               | 05               | CONV 100       | NCON VALUE 0                    |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Units                                                                                                                                      | 0                | 100            | INCOME VALUE                    |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Condition Adj                                                                                                                              | 03               | 100            | PREVIOUS YEAR MKT VALUE 481,531 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| Kitchen Adjus                                                                                                                              | 01               | 01 100         |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | PERMIT NUM                             |                             | DESCRIPTION          |         | AMT    |     | ISSUED     |        |  |  |  |  |  |
| Quality                                                                                                                                    | 07               | 07             |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | 000043405                              |                             | Storage Building     |         | 13,000 |     | 12/17/2021 |        |  |  |  |  |  |
| DOR CODE                                                                                                                                   | 0100             | SINGLE FAMILY  |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | 21074                                  |                             | ADDN SFR             |         | 557    |     | 09/15/2003 |        |  |  |  |  |  |
| MAP NUM                                                                                                                                    | MKT AREA         |                |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           | 36416.010 1.00/  |                |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   | YEAR                                   | TOT ADJ AREA                | SUBAREA MARKET VALUE |         |        |     |            |        |  |  |  |  |  |
| BAS                                                                                                                                        | 12               | 100            |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        | 12                          | 1,266                |         |        |     |            |        |  |  |  |  |  |
| BAS                                                                                                                                        | 1,680            | 100            |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        | 1,680                       | 177,297              |         |        |     |            |        |  |  |  |  |  |
| BAS                                                                                                                                        | 1,764            | 100            |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        | 1,764                       | 186,161              |         |        |     |            |        |  |  |  |  |  |
| FGR                                                                                                                                        | 528              | 55             |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        | 290                         | 30,604               |         |        |     |            |        |  |  |  |  |  |
| FOP                                                                                                                                        | 6                | 30             |                                 | 2     | 211       |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| FOP                                                                                                                                        | 105              | 30             |                                 | 32    | 3,377     |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| FOP                                                                                                                                        | 480              | 30             |                                 | 144   | 15,197    |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| TOTALS                                                                                                                                     | 4,575            |                |                                 | 3,924 | 414,114   |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                                 |       |           | 172 SW BELLMONT 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                                                                                                                                          | 0190             | FPLC PF        | 0                               | 100   | 0         | 0                             | 1.00           | 1,200.00       | 100         | 0         | 0           | 3        | 100    | 1,200           |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| 2                                                                                                                                          | 0166             | CONC, PAVMT    | 0                               | 100   | 0         | 0                             | 1.00           | 0.00           | 100         | 1993      | 1993        | 3        | 100    | 516             |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| 3                                                                                                                                          | 0169             | FENCE/WOOD     | 0                               | 100   | 0         | 0                             | 632.00         | 15.50          | 100         | 2009      | 2009        | 3        | 100    | 9,796           |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| 4                                                                                                                                          | 0166             | CONC, PAVMT    | 0                               | 100   | 0         | 0                             | 10,259.00      | 2.25           | 100         | 2009      | 2009        | 3        | 100    | 23,083          |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| 5                                                                                                                                          | 0030             | BARN, MT       | 0                               | 100   | 0         | 0                             | 1.00           | 12,500.00      | 100         | 2023      | 2022        |          | 100    | 12,500          |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| TOTAL OB/XF 47,095                                                                                                                         |                  |                |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |
| 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   |           | A-1                           | 0.00           | 0.00           | 2.74        | AC        |             | 1.00     | 1.00   | 1.00            | 18,000.00     | 18,000.00                         | 49,320                                 |                             |                      |         |        |     |            |        |  |  |  |  |  |
| REVIEW DATE 10/27/2022 BY JB Total Acres: 2.74 Total Land Value: 49,320 Market: 0 Agricultural: 0 Common: 49,320 PRINTED 06/27/2025 BY SYS |                  |                |                                 |       |           |                               |                |                |             |           |             |          |        |                 |               |                                   |                                        |                             |                      |         |        |     |            |        |  |  |  |  |  |