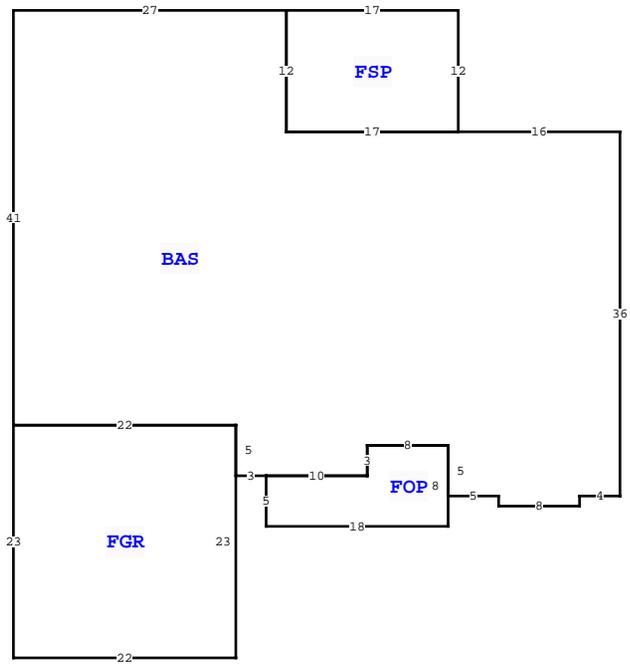


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architctual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,666	120.7360	148.75	396,568	2020	2020	0	0	5.00	95.00	

1 SINGLE FAM 0% - 2026 Heated Area: 2272 HX Base Yr



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	2,272	100		2,272	321,062
FGR	506	55		278	39,285
FOP	114	30		34	4,805
FSP	204	40		82	11,588
TOTALS	3,096			2,666	376,740

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	570.00	UT	2.25	2.25	100	2019	2019	3	100	1,283	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

197 SW BELLFLOWER DR, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/03/2025
										INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,740
TOTAL MARKET OB/XF VALUE		4,083
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		419,323
SOH/AGL Deduction		0
ASSESSED VALUE		419,323
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		419,323
TOTAL JUST VALUE		419,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37868	SFR	0	03/11/2020
37868	SFR	1,061	03/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/437	9/24/2021	WD Q	Q	I	01	410,000

GRANTOR: PHAM MAI TRINH THI  
GRANTEE: ECHEVARRIA JUN A C  
1413/1465 6/15/2020 WD Q I 01 329,500  
GRANTOR: THE PRESERVE AT LAURE  
GRANTEE: MAI TRINH THI PHAM

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W16 W17 N12 W27 S41 E22 S5 E3 E10 N3 E8 S5 E5 S1 E8 N1 E4 N36 \$	
FGR=[ORIG=-60,29] S23 E22 N23 W22 \$	
FSP=[ORIG=-16,0] N12 W17 S12 E17 \$	
FOP=[ORIG=-35,34] S5 E18 N8 W8 S3 W10 \$	

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