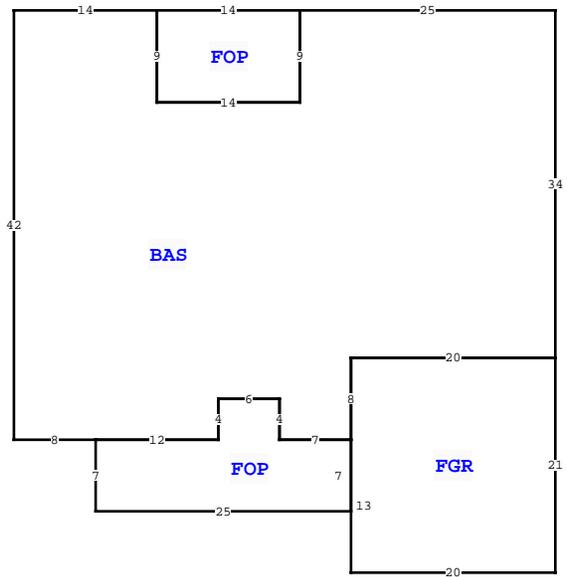
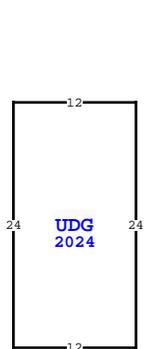


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	3416.0400 1.10/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,403	131.1200	161.54	388,181	2011	2011	0	0	14.00	86.00	
1 SINGLE FAM 100% - 2021												
Heated Area: 1916 HX Base Yr 2021												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100		1,916	266,179
FGR	420	55		231	32,092
FOP	126	30		38	5,280
FOP	199	30		60	8,335
UDG	288	55	2024	158	21,950
<b>TOTALS</b>	<b>2,949</b>			<b>2,403</b>	<b>333,836</b>

227 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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	100	0	0	0		2.00	100	2011	2011	3	100	1,808	
2	0258	PATIO	0	100	0	0	0		0.00	100	2014	2014	3	100	300	

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,836
TOTAL MARKET OB/XF VALUE		2,108
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		374,444
SOH/AGL Deduction		100,279
ASSESSED VALUE		274,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,754
TOTAL JUST VALUE		374,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048563	Solar Power Syste	45,000	11/02/2023
000043255	Solar Power Syste	28,500	11/29/2021
29274	SFR	772	03/25/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/2105	6/17/2020	WD Q	Q	I	01	285,000
GRANTOR: JAKE & HEATHER DUNWOR						
GRANTEE: MICHAEL D ALLEN & B						
1389/1908	7/22/2019	WD Q	Q	I	01	264,000
GRANTOR: KELTON AUBREY & ANGEL						
GRANTEE: JAKE & HEATHER DUNW						

BUILDING NOTES												
BAS=[ORIG=0,0] W25 S9 W14 N9 W14 S42 E8 E12 N4 E6 S4 E7 N8 E20 N34 \$												
FGR=[ORIG=-20,42] S13 E20 N21 W20 S8 \$												
FOP=[ORIG=-45,42] S7 E25 N7 W7 N4 W6 S4 W12 \$												
FOP=[ORIG=-25,0] W14 S9 E14 N9 \$												
UDG=[YR=2024;ORIG=-88,9] E12 S24 W12 N24 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W25 S9 W14 N9 W14 S42 E8 E12 N4 E6 S4 E7 N8 E20 N34 \$												
FGR=[ORIG=-20,42] S13 E20 N21 W20 S8 \$												
FOP=[ORIG=-45,42] S7 E25 N7 W7 N4 W6 S4 W12 \$												
FOP=[ORIG=-25,0] W14 S9 E14 N9 \$												
UDG=[YR=2024;ORIG=-88,9] E12 S24 W12 N24 \$												

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