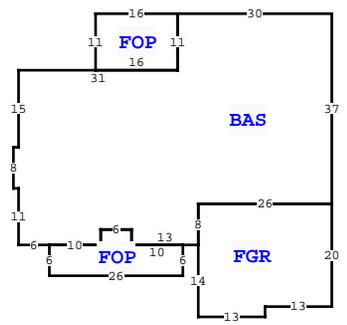
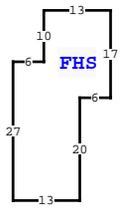


| BUILDING CHARACTERISTICS | |
|--------------------------|----------------------|
| ELEMENT | CD |
| Exterior Wall | 32 HARDIE BRD 100 |
| Roof Structur | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LAM/VNLPLK 70 |
| Interior Floor | 14 CARPET 30 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 4 100 |
| Bathrooms | 2.5 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1.5 1.5 100 |
| Architectural 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 | 2,905 | 125.1431 | 156.93 | 455,882 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2709 HX Base Yr 2022



| | | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| 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 | 2,186 | 100 | | 2,186 | 315,605 |
| FGR | 546 | 55 | | 300 | 43,313 |
| FHS | 523 | 60 | | 314 | 45,334 |
| FOP | 174 | 30 | | 52 | 7,507 |
| FOP | 176 | 30 | | 53 | 7,652 |
| TOTALS | 3,605 | | | 2,905 | 419,411 |

355 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 | 0190 | FPLC PF | 0 | 100 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 1,077.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 2,154 | |
| 3 | 0104 | GENERATOR | 0 | 100 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2024 | 2023 | | 100 | 600 | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|------------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 419,411 | | | |
| TOTAL MARKET OB/XF VALUE | 9,054 | | | |
| TOTAL LAND VALUE - MARKET | 38,500 | | | |
| TOTAL MARKET VALUE | 466,965 | | | |
| SOH/AGL Deduction | 81,422 | | | |
| ASSESSED VALUE | 385,543 | | | |
| TOTAL EXEMPTION VALUE | HX HB 13 385,543 | | | |
| BASE TAXABLE VALUE | 0 | | | |
| TOTAL JUST VALUE | 466,965 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 464,394 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-------|------------|
| 000048458 | Electrical Servic | 0 | 10/23/2023 |
| 34631 | SFR | 1,016 | 11/08/2016 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1439/411 | 5/25/2021 | WD Q | Q | I | 01 | 403,000 |

GRANTOR: RODER ARRI ANN SIMQUE
GRANTEE: BIAMONTE ROBERT

| | | | | | |
|----------|-----------|------|---|----|-----|
| 1437/683 | 5/07/2021 | WD U | I | 30 | 100 |
|----------|-----------|------|---|----|-----|

GRANTOR: RODER KENNETH R
GRANTEE: SIMQUE ARRI

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---|
| BAS= W30 FOP= W16 S11 E16 N11\$ S11 W31 S15 W1 S8 E1 S11 E6 FOP= S6 E26 N6 W10 N3 W6 S3 W10\$ E10 N3 E6 S3 E13 FGR= S14 E13 N2 E13 N20 W26 S8\$ N8 E26 N37\$ PTR= N30 FHS= N20 E6 N17 W13 S10 W6 S27 E13\$ S30\$. |

| 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 | | | | | | | | |