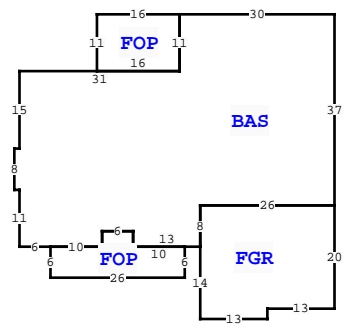
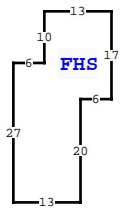


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Architectural	05 CONV 100
Units	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	154.18	447,893	2017	2017	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	310,074
FGR	546	55		300	42,554
FHS	523	60		314	44,540
FOP	174	30		52	7,376
FOP	176	30		53	7,518
TOTALS	3,605			2,905	412,062

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	412,062			
TOTAL MARKET OB/XF VALUE	9,054			
TOTAL LAND VALUE - MARKET	38,500			
TOTAL MARKET VALUE	459,616			
SOH/AGL Deduction	74,073			
ASSESSED VALUE	385,543			
TOTAL EXEMPTION VALUE	HX HB 13 385,543			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	459,616			
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								