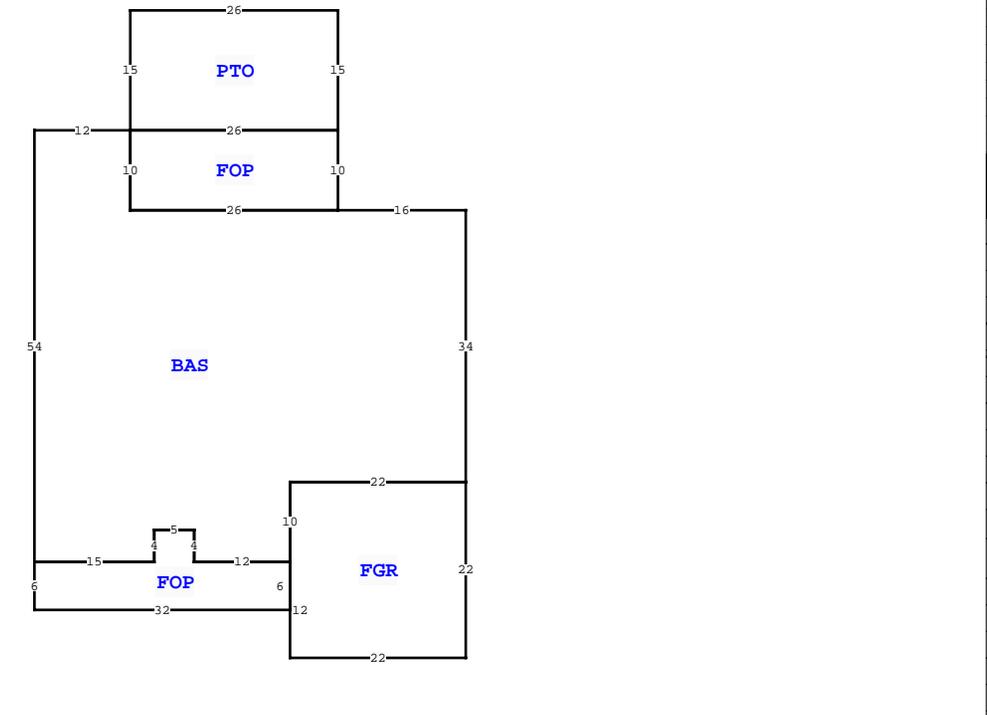


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	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	2,684	121.4906	152.35	408,907	2019	2019	0	0	6.00	94.00



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	2,256	100		2,256	323,080
FGR	484	55		266	38,094
FOP	212	30		64	9,165
FOP	260	30		78	11,170
PTO	390	5		20	2,864
TOTALS	3,602			2,684	384,373

371 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES		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	604.00	UT	2.00	2.00	100	2019	2019	3	100	1,208	
2	0169	FENCE/WOOD		0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

TOTAL OB/XF 1,808

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	384,373		
TOTAL MARKET OB/XF VALUE	1,808		
TOTAL LAND VALUE - MARKET	38,500		
TOTAL MARKET VALUE	424,681		
SOH/AGL Deduction	126,743		
ASSESSED VALUE	297,938		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	246,527		
TOTAL JUST VALUE	424,681		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	421,962		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36971	SFR	1,106	07/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0778	3/17/2020	WD Q	I	01		325,000

GRANTOR: THE PRESERVE AT LAURE
GRANTEE: ROBERT TRAVIS & JES
1360/2557 5/24/2018 WD U V 30 0
GRANTOR: CORNERSTONE HOMES OF
GRANTEE: THE PRESERVE AT LAU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 FOP= N10 PTO= N15 W26 S15 E26\$ W26 S10 E26\$ W26 N10 W12 S54 FOP= S6 E32 N6 W12 N4 W5 S4 W15\$ E15 N4 E5 S4 E12 FGR= S12 E22 N22 W22 S10\$ N10 E22 N34\$.	