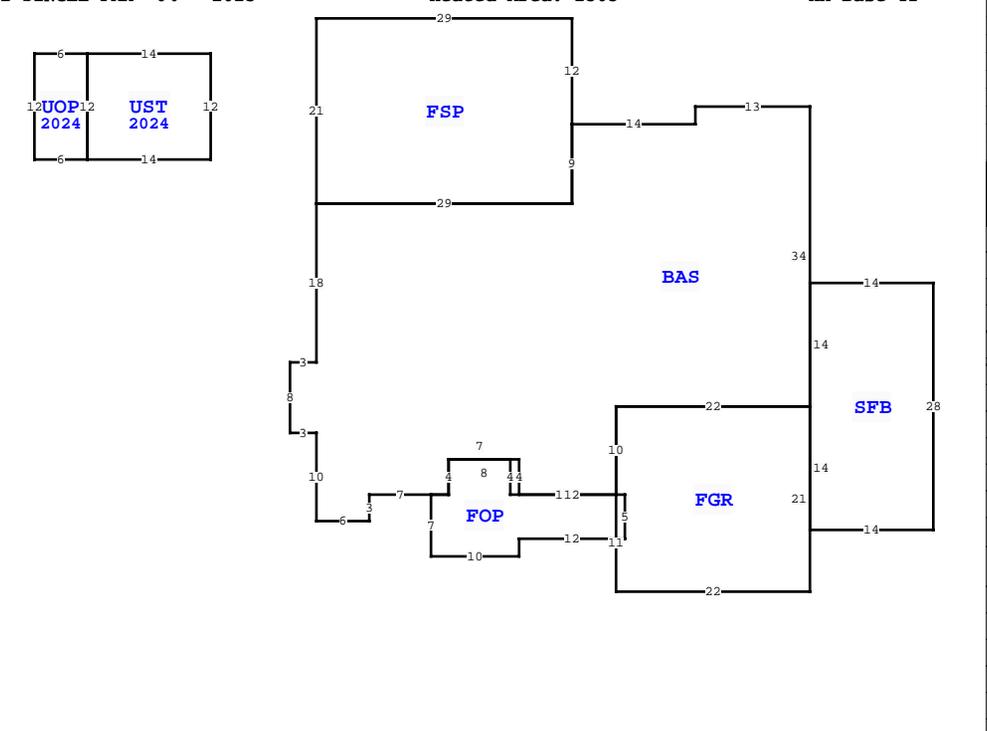


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07

MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY		
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY	
0100	01	2,862	125.4792	157.35	450,336	2015	2015	0	0	10.00	90.00	STANDARD	



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	1,911	100		1,911	270,626
FGR	462	55		254	35,970
FOP	162	30		49	6,939
FSP	609	40		244	34,554
SFB	392	80		314	44,467
UOP	72	20	2024	14	1,983
UST	168	45	2024	76	10,763
TOTALS	3,776			2,862	405,302

391 SW BELLFLOWER DR, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		405,302
TOTAL MARKET OB/XF VALUE		8,180
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		451,982
SOH/AGL Deduction		0
ASSESSED VALUE		451,982
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		451,982
TOTAL JUST VALUE		451,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050863	Roof Replacement	18,000	09/19/2024
33090	SFR	896	06/17/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/169	9/06/2024	WD Q	Q	I	01	509,000
GRANTOR: NEELEY JAZAN NABINGER						
GRANTEE: LOWE-LOPEZ TOMIKA						
1440/1232	6/21/2021	WD Q	Q	I	01	379,000
GRANTOR: SCHWARZ KEN						
GRANTEE: NEELEY JAZAN NABING						

EXTRA FEATURES														TOTAL OB/XF			
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	0	1,240.00	UT	2.00	2.00	100	2015	2015	3	100	2,480	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
																8,180	

BUILDING NOTES													
BAS=[ORIG=0,0] W13 S2 W14 S9 W29 S18 W3 S8 E3 S10 E6 N3 E7 E2 N4 E7 S4 E12 N10 E22 N34 \$													
FSP=[ORIG=-27,2] N12 W29 S21 E29 N9 \$													
FGR=[ORIG=-22,44] S11 E22 N21 W22 S10 \$													
SFB=[ORIG=0,34] S14 E14 N28 W14 S14 \$													
UST=[YR=2024;ORIG=-82,-6] E14 S12 W14 N12 \$													
FOP=[ORIG=-43,44] S7 E10 N2 E12 N5 W12 N4 W8 S4 W2 \$													
UOP=[YR=2024;ORIG=-88,-6] E6 S12 W6 N12 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W13 S2 W14 S9 W29 S18 W3 S8 E3 S10 E6 N3 E7 E2 N4 E7 S4 E12 N10 E22 N34 \$													
FSP=[ORIG=-27,2] N12 W29 S21 E29 N9 \$													
FGR=[ORIG=-22,44] S11 E22 N21 W22 S10 \$													
SFB=[ORIG=0,34] S14 E14 N28 W14 S14 \$													
UST=[YR=2024;ORIG=-82,-6] E14 S12 W14 N12 \$													
FOP=[ORIG=-43,44] S7 E10 N2 E12 N5 W12 N4 W8 S4 W2 \$													
UOP=[YR=2024;ORIG=-88,-6] E6 S12 W6 N12 \$													

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