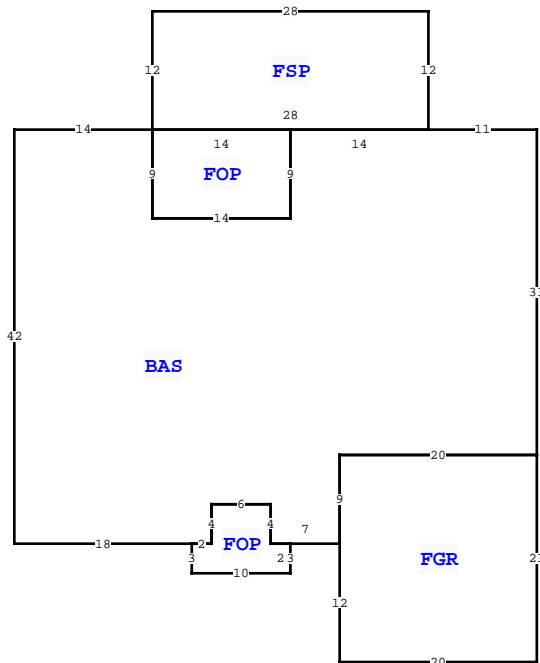


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
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	1,896	100		1,896	264,137
FGR	420	55		231	32,182
FOP	54	30		16	2,229
FOP	126	30		38	5,294
FSP	336	40		134	18,668
TOTALS	2,832			2,315	322,509

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,315	128.4976	158.31	366,488	2013	2013	0	0	12.00	88.00		
1 SINGLE FAM 100% - 2017 Heated Area: 1896 HX Base Yr 2017													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	322,509	
TOTAL MARKET OB/XF VALUE	6,856	
TOTAL LAND VALUE - MARKET	38,500	
TOTAL MARKET VALUE	367,865	
SOH/AGL Deduction	134,234	
ASSESSED VALUE	233,631	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	182,220	
TOTAL JUST VALUE	367,865	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	371,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34652	ADDN SFR	125	11/14/2016
30859	SFR	724	03/21/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0858	8/26/2016	WD Q	Q	I	01	227,000
GRANTOR: RYAN S COOPER						
GRANTEE: WILLIAM H & DEBRA T						
1250/0732	2/26/2013	WD Q	Q	V	03	15,500
GRANTOR: RESIDENTIAL DEVELOPME						
GRANTEE: RYAN S COOPER						

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	0169	FENCE/WOOD	0	100	0	0	UT	10.50	10.50	100	2013	2013	3	100	3,864	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2013	2013	3	100	1,492	
3	0020	BARN, FR	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF										
417 SW BELLFLOWER DR, LAKE CITY										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			04/14/2026			MLU				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W11 FSP= N12 W28 S12 E28\$ W14 FOP= W14 S9 E14N9\$ S9 W14 N9 W14 S42 E18 FOP= S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E7 FGR= S12 E20 N21 W20 S9\$ N9 E20 N33\$.									

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							