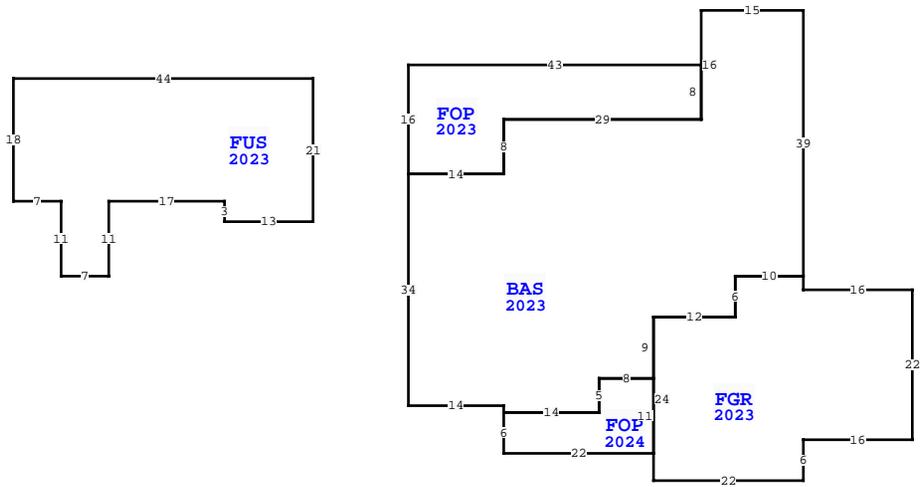


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	04	CENTRAL 100
Heating Type	03	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		Heated Area: 3108		HX Base Yr 2023				



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY	3416.0400	1.10/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,200	100	2023	2,200	319,801		
FGR	940	55	2023	517	75,154		
FOP	456	30	2023	137	19,915		
FOP	172	30	2024	52	7,559		
FUS	908	100	2023	908	131,991		
TOTALS	4,676			3,814	554,419		

505 SW BELLFLOWER DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025	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	0166	CONC,PAVMT	0	100	0	0			3.00	100	2023	2022		100	1,560	

TOTAL OB/XF 1,560

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	554,419		
TOTAL MARKET OB/XF VALUE	1,560		
TOTAL LAND VALUE - MARKET	38,500		
TOTAL MARKET VALUE	594,479		
SOH/AGL Deduction	42,481		
ASSESSED VALUE	551,998		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	500,587		
TOTAL JUST VALUE	594,479		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	590,364		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042662	New Residential C	230,000	08/31/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/253	10/21/2022	WD Q	Q	I	01	630,400
GRANTOR: THE PRESERVES AT LAUR						
GRANTEE: DANG TRIEU H						
1435/1469	4/20/2021	WD U	V	11		100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVES AT LA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=20,-20] W15 S16 W29 S8 W14 S34 E14 S1 E14 N5 E8 N9 E12 N6 E10 N39 \$
FGR=[YR=2023;ORIG=36,21] W16 N2 W10 S6 W12 S24 E22 N6 E16 N22 \$
FUS=[YR=2023;ORIG=-52,-10] W44 S18 E7 S11 E7 N11 E17 S3 E13 N21 \$
FOP=[YR=2023;ORIG=5,-12] W43 S16 E14 N8 E29 N8 \$
FOP=[YR=2024;ORIG=-2,34] W8 S5 W14 S6 E22 N11 \$