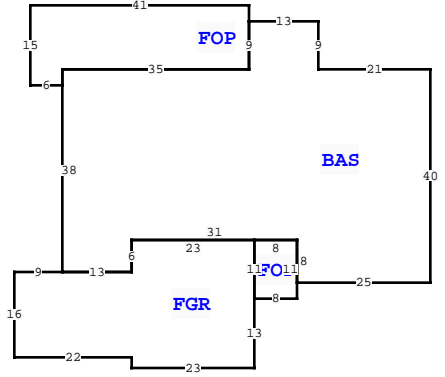
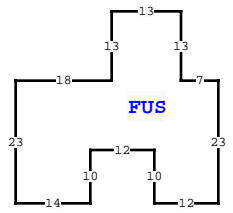


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 2. 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	4,202	124.1348	152.93	642,612	2015	2015	0	0	10.00	90.00	
1 SINGLE FAM 0% - 2023 Heated Area: 3526 HX Base Yr												



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	2,603	100		2,603	358,269
FGR	904	55		497	68,405
FOP	88	30		26	3,578
FOP	510	30		153	21,058
FUS	923	100		923	127,039
TOTALS	5,028			4,202	578,351

551 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1,104.00	UT	2.00	2.00	100	2015	2015	3	100	2,208	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		STANDARD
TOTAL MARKET OB/XF VALUE	578,351	
TOTAL LAND VALUE - MARKET	3,408	
TOTAL MARKET VALUE	38,500	
TOTAL MARKET VALUE	620,259	
SOH/AGL Deduction	0	
ASSESSED VALUE	620,259	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	620,259	
TOTAL JUST VALUE	620,259	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	626,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32093	SFR	1,401	07/02/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2047	4/05/2022	TR	U	I	11	100

GRANTOR: STEWART CAROL L LIVIN
GRANTEE: STEWART ROGER D
1279/1533 8/14/2014 WD U V 30 394,900
GRANTOR: CORNERSTONE PARTNERS
GRANTEE: CAROL L & ROGER D S

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 N9 W13 FOP= N3 W41 S15 E6 N3 E35 N9\$ S9 W35 S38 FGR= W9 S16 E22 S2 E23 N13 FOP= E8 N11 W8 S11\$ N11 W23 S6 W13\$ E13 N6 E31 S8 E25 N40\$ PTR= N30 FUS= N23 W7 N13 W13 S13 W18 S23 E14 N10 E12 S10 E12\$ 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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500								