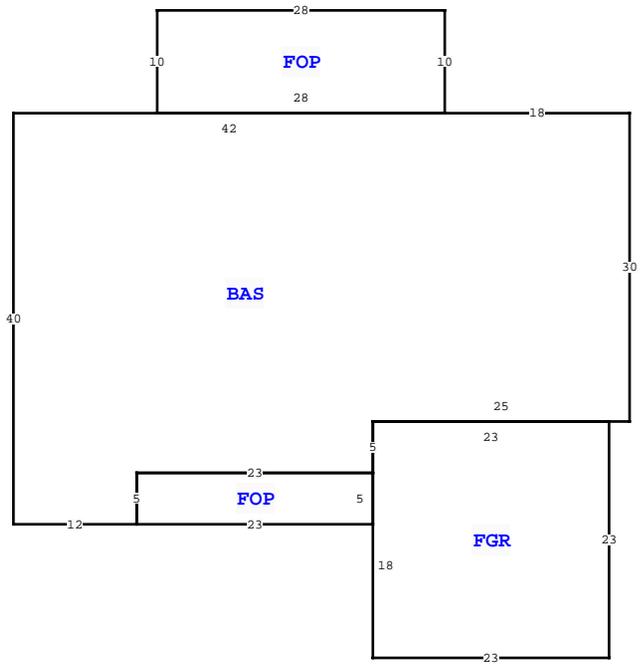


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,444	120.3867	148.32	362,494	2017	2017	0	0	0	8.00	92.00		
1 SINGLE FAM 0% - 2023 Heated Area: 2035 HX Base Yr														



Quality	06 06				
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	2,035	100		2,035	277,685
FGR	529	55		291	39,708
FOP	115	30		34	4,640
FOP	280	30		84	11,462
TOTALS	2,959			2,444	333,494

662 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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	0166	CONC, PAVMT	0	0	0	0	544.00	UT	2.00	2.00	100	2017	2017	3	100	1,088	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,494
TOTAL MARKET OB/XF VALUE		3,088
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		375,082
SOH/AGL Deduction		0
ASSESSED VALUE		375,082
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		375,082
TOTAL JUST VALUE		375,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34983	SFR	1,017	02/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2049	4/18/2022	WD	U	I	30	221,000
GRANTOR: WRIN-DICKS PATRICIA L						
GRANTEE: WEEKLEY DANA MICHEL						
1418/1756	9/02/2020	WD	Q	I	01	275,000
GRANTOR: BRANDON R & ASHLEY M						
GRANTEE: PATRICIA L WRIN-DIC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W18 FOP= N10 W28 S10 E28\$ W42 S40 E12 FOP= E23 N5 W23 S5\$ N5 E23 FGR= S18 E23 N23 W23 S5\$ N5 E25 N30 \$.													

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							