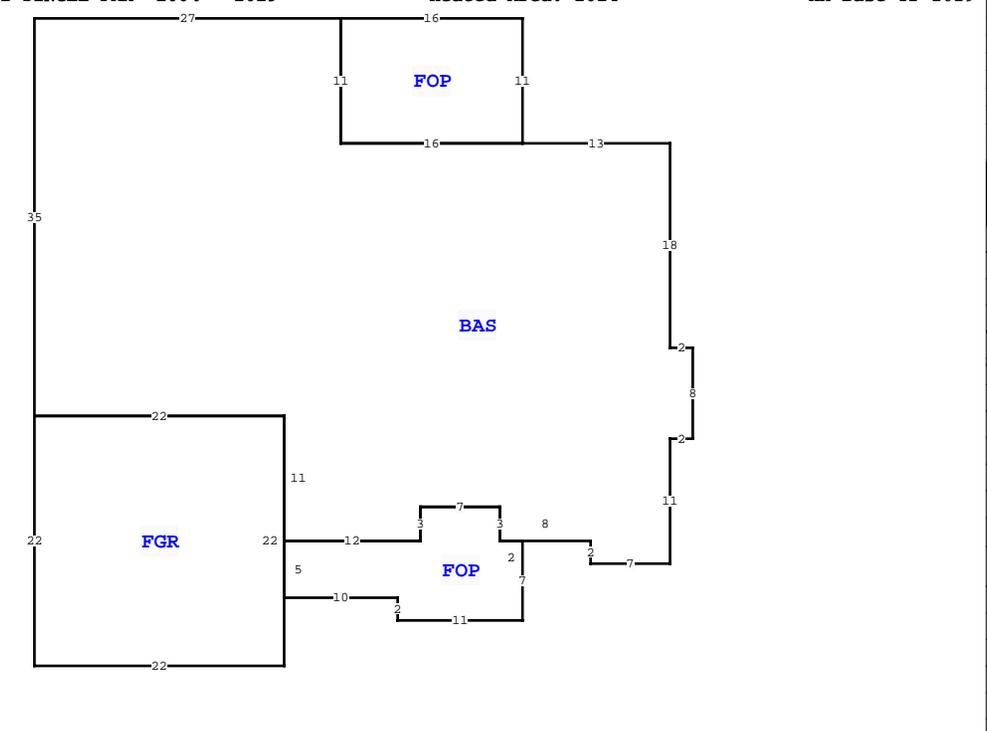


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
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	2,387	121.7502	152.67	364,423	2018	2018	0	0	0	7.00	93.00		



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	2,024	100		2,024	287,374
FGR	484	55		266	37,767
FOP	148	30		44	6,247
FOP	176	30		53	7,526
TOTALS	2,832			2,387	338,913

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	338,913			
TOTAL MARKET OB/XF VALUE	8,172			
TOTAL LAND VALUE - MARKET	38,500			
TOTAL MARKET VALUE	385,585			
SOH/AGL Deduction	112,231			
ASSESSED VALUE	273,354			
TOTAL EXEMPTION VALUE	HX HB 13 273,354			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	385,585			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	383,539			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048303	Electrical Servic	0	10/02/2023
36409	SFR	984	03/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0584	9/21/2018	WD Q	Q	I	01	273,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: RICKY B & SHEILA J						
1351/1121	1/10/2018	WD U	V	11		100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

EXTRA FEATURES														614 SW BELLFLOWER DR, LAKE CITY		
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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	100	2018	2018	3	100	160	
2	0166	CONC, PAVMT	0	100	0	0	1,294.00	UT	2.25	100	2018	2018	3	100	2,912	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100	
														TOTAL OB/XF 8,172		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W13 FOP= N11 W16 S11 E16\$ W16 N11 W27 S35 FGR= S22 E22 N22 W22\$ E22 S11 FOP= S5 E10 S2 E11 N7 W2 N3 W7 S3 W12\$ E12 N3 E7 S3 E8 S2 E7 N11 E2 N8 W2 N18\$.													

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							