

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 60
Interior Floor	14	CARPET 40
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	1.100
Architectural Units	05	CONV 100 0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0400	1.10/

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021	149.67	357,412	2019	2019	0	0	6.00	94.00

Heated Area: 2008 HX Base Yr 2021

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		335,967
TOTAL MARKET OB/XF VALUE		1,212
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		375,679
SOH/AGL Deduction		144,114
ASSESSED VALUE		231,565
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		175,154
TOTAL JUST VALUE		375,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,287

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100		2,008	282,505
FGR	528	55		290	40,800
FOP	113	30		34	4,784
FOP	187	30		56	7,879
TOTALS	2,836			2,388	335,967

414 SW BELLFLOWER DR, LAKE CITY
 BLD DATE: _____ LGL DATE: 04/03/2025 MLU
 XF DATE: _____ LAND DATE: _____
 INC DATE: _____ AG DATE: _____

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36876	SFR	984	06/20/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2142	2/26/2020	WD	Q	I	01	290,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: LINDA STAMPER						
1359/2089	5/10/2018	WD	U	V	11	0
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

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	606.00	UT	2.00	2.00	100	2019	2019	3	100	1,212	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= N11 W17 S11 E17\$ W17 N11 W27 S33 FGR= S24 E22 N24 W22\$ E22 S13 E3 FOP= S5 E17 N9 W7 S4 W10\$ E10 N4 E7 S4 E8 S2 E7 N11 E2 N8 W2 N18\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,212																						
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							