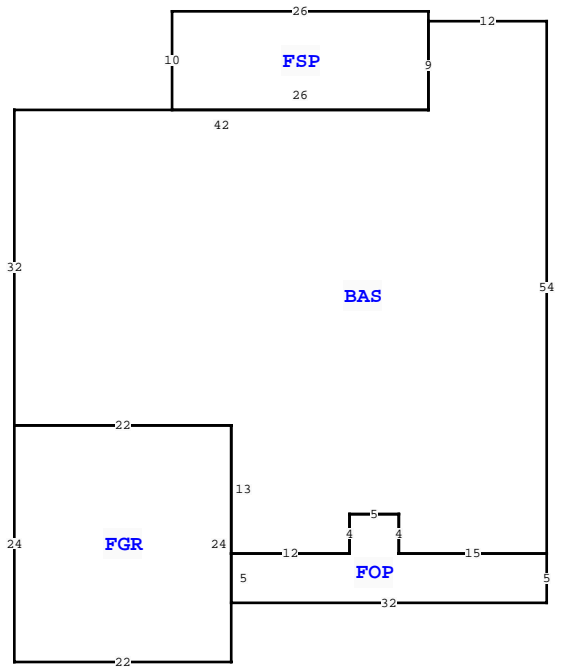


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LAM/VNLPLK 70	
Interior Floo	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units	0	100	
Condition Adj	03	03 100	
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
BAS	2,232	100	
FGR	528	55	
FOP	180	30	
FSP	260	40	
TOTALS	3,200		

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%	- 2022								
Heated Area: 2232						HX Base Yr 2022					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		383,749
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		426,033
SOH/AGL Deduction		47,302
ASSESSED VALUE		378,731
TOTAL EXEMPTION VALUE	HX HB 13	378,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		426,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36889	SFR	1,106	06/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1529	6/08/2021	WD Q	Q	I	01	375,000
GRANTOR: SANDOVAL JESUS MANUEL						
GRANTEE: BULLOCK ROBERT JAME						
1403/2264	1/17/2020	WD Q	Q	I	01	329,600
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: JESUS MANUEL & MARI						

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		1.00	UT 0.00	0.00	100	2019	2019	3	100	1,284	
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 2,500.00	2,500.00	100	2024	2023		100	2,500	

BLD DATE		LGL DATE	
04/03/2025	MLU		

BUILDING NOTES	
370 SW BELLFLOWER DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W12 S9 W42 S32 E22 S13 E12 N4 E5 S4 E15 N54 \$	
FGR=[ORIG=-54,41] S24 E22 N24 W22 \$	
FSP=[ORIG=-12,0] N1 W26 S10 E26 N9 \$	
POP=[ORIG=-32,54] S5 E32 N5 W15 N4 W5 S4 W12 \$	

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							