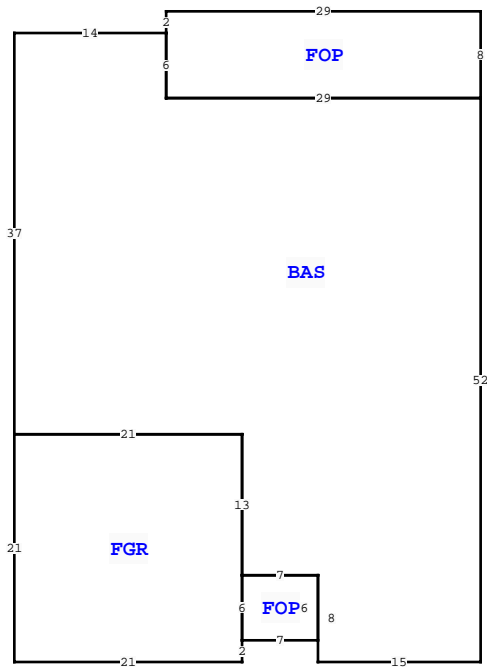


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,149	123.0570	151.61	325,810	2021	2021	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1823 HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100		1,823	265,330
FGR	441	55		243	35,367
FOP	42	30		13	1,892
FOP	232	30		70	10,188
TOTALS	2,538			2,149	312,778

352 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	100	0	0		3.00	100	2022	2021		100	2,400	

TOTAL OB/XF 2,400

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		312,778	
TOTAL MARKET OB/XF VALUE		2,400	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		353,678	
SOH/AGL Deduction		40,855	
ASSESSED VALUE		312,823	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		261,412	
TOTAL JUST VALUE		353,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041331	New Residential C	280,000	02/16/2021
41331	SFR		02/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/2479	12/27/2021	WD Q		I	01	359,000

GRANTOR: THE PRESERVE AT LAURE
GRANTEE: RESTREPO DANIELA
1421/0406 10/05/2020 WD U V 11 100
GRANTOR: CORNERSTONE HOMES OF
GRANTEE: THE PRESERVE AT LAU

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=51,10] S37 E21 S13 E7 S8 E15 N52 W29 N6 W14 \$
FOP=[ORIG=65,8] S2 S6 E29 N8 W29 \$
FGR=[ORIG=51,47] S21 E21 N2 N6 N13 W21 \$
POP=[ORIG=72,60] S6 E7 N6 W7 \$