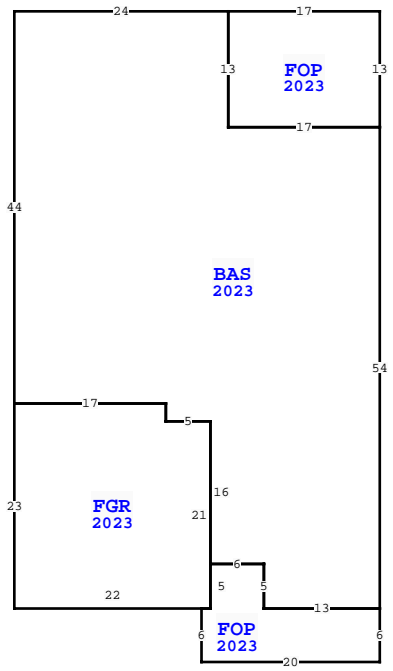


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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
1	SINGLE FAM	100%	- 2023								
Heated Area: 2000						HX Base Yr 2023					



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	2,000	100	2023	2,000	294,123
FGR	496	55	2023	273	40,148
FOP	150	30	2023	45	6,617
FOP	221	30	2023	66	9,706
TOTALS	2,867			2,384	350,595

336 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	360.00	UT	3.00	3.00	100	2023	2022		100	1,080	
2	0294	SHED WOOD/	0	100	10	1.00	UT	3,600.00	3,600.00	100	2024	2023		100	3,600	

TOTAL OB/XF 4,680

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				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				350,595	
TOTAL MARKET OB/XF VALUE				4,680	
TOTAL LAND VALUE - MARKET				38,500	
TOTAL MARKET VALUE				393,775	
SOH/AGL Deduction				78,350	
ASSESSED VALUE				315,425	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				264,014	
TOTAL JUST VALUE				393,775	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				397,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042415	New Residential C	240,000	07/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2702	5/27/2022	WD Q		I	01	410,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: JOHNSON STUART M						
1432/1149	3/12/2021	WD U	V		11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,-9] W24 S44 E17 S2 E5 S16 E6 S5 E13 N54 W17 N13 \$											
FGR=[YR=2023;ORIG=13,35] W17 S23 E22 N21 W5 N2 \$											
POP=[YR=2023;ORIG=37,-9] W17 S13 E17 N13 \$											
POP=[YR=2023;ORIG=37,58] W13 N5 W6 S5 W1 S6 E20 N6 \$											