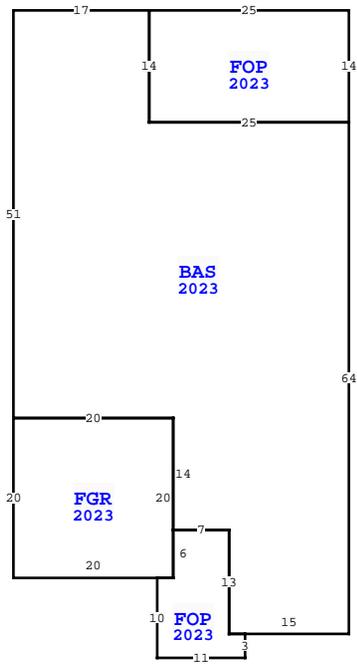


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,295	100	2023
FGR	400	55	2023
FOP	138	30	2023
FOP	350	30	2023
TOTALS	3,183		

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: 2295	HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			389,060
TOTAL MARKET OB/XF VALUE			1,560
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			429,120
SOH/AGL Deduction			59,120
ASSESSED VALUE			370,000
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			318,589
TOTAL JUST VALUE			429,120
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042413	New Residential C	230,000	07/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/849	3/31/2022	WD Q	Q	I	01	460,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: BRYAN JORDAN						
1432/1149	3/12/2021	WD U	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

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	2023	2022		100	1,560	

TOTAL OB/XF										
320 SW BELLFLOWER DR, LAKE CITY										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			04/03/2025			MLU				

BUILDING NOTES									
BAS=[YR=2023;ORIG=100,10] W17 S51 E20 S14 E7 S13 E15 N64 W25 N14 \$									
FGR=[YR=2023;ORIG=83,61] E20 S20 W20 N20 \$									
FOP=[YR=2023;ORIG=100,10] E25 S14 W25 N14 \$									
FOP=[YR=2023;ORIG=110,75] W7 S6 W2 S10 E11 N3 W2 N13 \$									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=100,10] W17 S51 E20 S14 E7 S13 E15 N64 W25 N14 \$									
FGR=[YR=2023;ORIG=83,61] E20 S20 W20 N20 \$									
FOP=[YR=2023;ORIG=100,10] E25 S14 W25 N14 \$									
FOP=[YR=2023;ORIG=110,75] W7 S6 W2 S10 E11 N3 W2 N13 \$									

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							