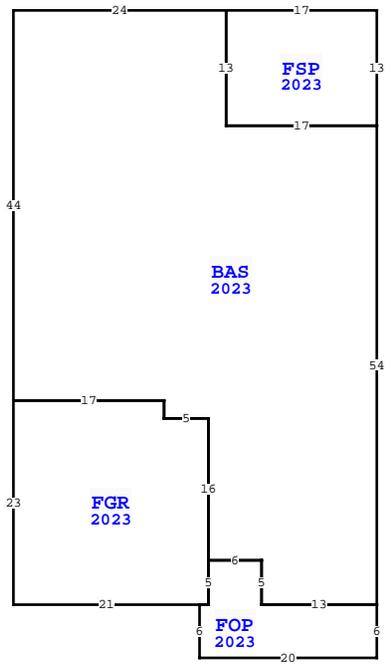


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	
2	SINGLE FAM	100%	- 2023		342,374	2022	2022	0	0	3.00	97.00	

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	276,062
FGR	496	55	2023	273	37,683
FOP	150	30	2023	45	6,212
FSP	221	40	2023	88	12,146
TOTALS	2,867			2,406	332,103

304 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	2023	2022		100	900	

TOTAL OB/XF 900

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					1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			332,103
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			371,503
SOH/AGL Deduction			69,357
ASSESSED VALUE			302,146
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			250,735
TOTAL JUST VALUE			371,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042411	New Residential C	230,000	07/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/12	8/22/2022	WD Q	Q	I	01	430,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: GUZMAN JUAN F						
1432/1149	3/12/2021	WD U	V	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=60,20] S44 E17 S2 E5 S16 E6 S5 E13 N54 W17 N13 W24 \$
FGR=[YR=2023;ORIG=60,64] S23 E21 E1 N5 N16 W5 N2 W17 \$
FSP=[YR=2023;ORIG=84,20] S13 E17 N13 W17 \$
FOP=[YR=2023;ORIG=81,87] S6 E20 N6 W13 N5 W6 S5 W1 \$