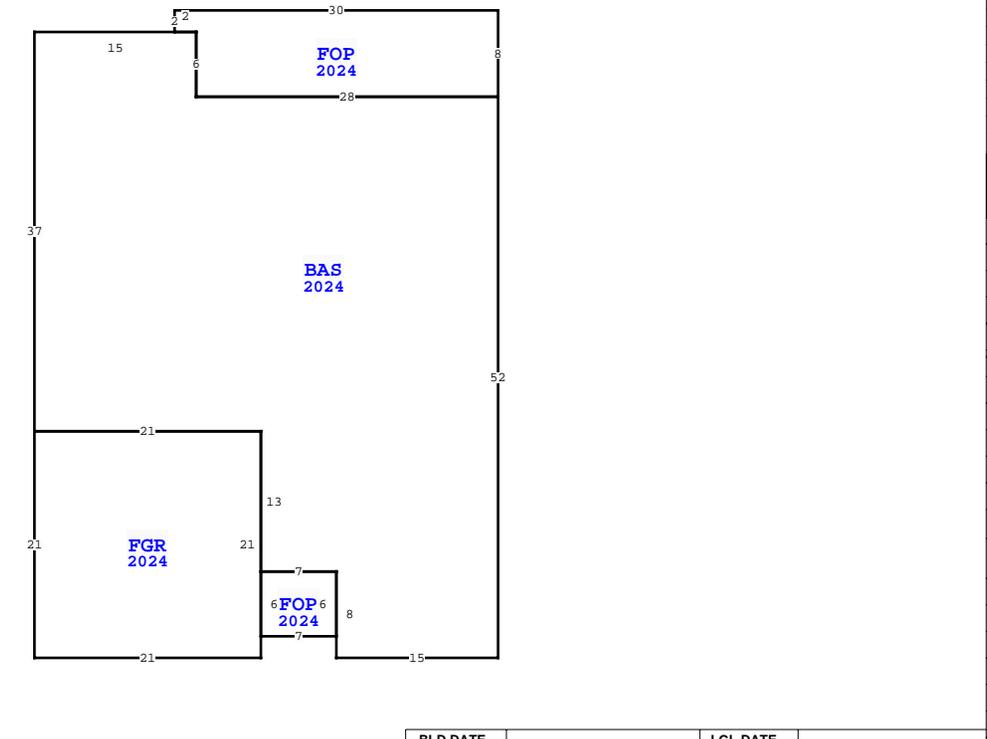


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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	06 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,153	112.5442	141.13	303,853	2023	2023	0	0	2.00	98.00		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		297,776	
TOTAL MARKET OB/XF VALUE		1,440	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		337,716	
SOH/AGL Deduction		0	
ASSESSED VALUE		337,716	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		337,716	
TOTAL JUST VALUE		337,716	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		335,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043306	New Residential C	320,000	12/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/499	10/25/2024	WD Q	Q	I	01	385,000

GRANTOR: THE PRESERVE AT LAURE
 GRANTEE: FLORIDA GATEWAY HOMES
 1438/786 5/20/2021 WD U V 11 100
 GRANTOR: CORNERSTONE HOMES OF
 GRANTEE: THE PRESERVES AT LA

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	2024	1,829	252,964
FGR	441	55	2024	243	33,609
FOP	42	30	2024	13	1,798
FOP	228	30	2024	68	9,405
TOTALS	2,540			2,153	297,776

240 SW BELLFLOWER DR, LAKE CITY

BLD DATE: 04/03/2025 MLU
 XF DATE
 INC DATE

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	0	0	0	1.00	UT 1,440.00	1,440.00	100	2024	2023	100	1,440	

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=60,9] W28 N6 W15 S37 E21 S13 E7 S8 E15 N52 \$			
FGR=[YR=2024;ORIG=17,40] E21 S21 W21 N21 \$			
FOP=[YR=2024;ORIG=38,53] E7 S6 W7 N6 \$			
FOP=[YR=2024;ORIG=60,1] W30 S2 E2 S6 E28 N8 \$			

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							