

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	15	HARDTILE	70		
Interior Floo	12	HARDWOOD	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		7	100		
Frame	03	MASONRY	100		
Stories	2.	2.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	09	09			
DOR CODE	5000	IMPROVED	AG		
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	4416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,675	100		3,675	596,029
FGR	992	55		546	88,553
FOP	414	30		124	20,111
FOP	1,283	30		385	62,442
FUS	3,026	100		3,026	490,771
UDG	480	55		264	42,817
TOTALS	9,870			8,026	1,300,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	8,020	159.8552	182.23	1,461,485	2014	2014	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 6701 HX Base Yr 2015

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VALUATION SUMMARY		STANDARD			
VALUATION BY	Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		1,300,722			
TOTAL MARKET OB/XF VALUE		121,278			
TOTAL LAND VALUE - MARKET		440,000			
TOTAL MARKET VALUE		1,482,875			
SOH/AGL Deduction		472,851			
ASSESSED VALUE		1,010,024			
TOTAL EXEMPTION VALUE	HX HB	51,411			
BASE TAXABLE VALUE		958,613			
TOTAL JUST VALUE		1,862,000			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,855,159			
SALE:1:1: FAMILY					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
31746	POOL	215	02/13/2014		
31037	SFR	2,518	05/15/2013		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U / I / V / CD	RSN	SALE PRICE
1239/1154	8/06/2012	WD U	V	12	248,000
GRANTOR: COLUMBIA BANK					
GRANTEE: DIOGENES & THERESA					
1213/2388	4/15/2011	WD U	V	12	560,000
GRANTOR: CND PARTNERS LLC					
GRANTEE: COLUMBIA BANK					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W6 FGR= W24 S39 E10 S4 E14 N43\$ S39 E10 S11 FOP= S9 E18N3 E10 S3 E12 N3 E10 N6 W12 N3 W8 S3 W30\$ E30 N3 E8 S3 E12 S6 E4 S4 E10 N4 E4 N40 FOP= N11 W33 N36 W39 S18 E23 S14 E6 D4 R4 S7 E10 D4 R4 E7 R4 U4 E10 D4 R4 \$ L4 U4 W10 D4 L4 W7 L4 U4 W10 N7 L4 U4 W6 N14 W23 S13\$ PTR= N80 FUS= W8 L4 U4 W11 D4 L4 W6 N29 W24 S23 W20 S19 E24 S19 E15 S2 E41 N22 W3 N12\$ S80\$ PTR= E80 UDG= E24 N20 W24 S20\$ W80\$.					

673 SW BELLFLOWER DR, LAKE CITY

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	5,251.00	UT	2.00	2.00	100	2014	2014	3	100	10,502	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	0260	PAVEMENT-A	0	100	12	754	33,048.00	UT	1.30	1.30	100	2014	2014	3	100	42,962	
4	0280	POOL R/CON	0	100	22	34	748.00	UT	70.00	70.00	100	2014	2014	3	76	39,794	
5	0261	PRCH, UOP	0	100	10	26	260.00	UT	7.00	7.00	100	2014	2014	3	100	1,820	
6	0300	TENNIS CRT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	25,000	

LAND DESCRIPTION		TOTAL OB/XF														121,278								
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		RSF-2	0.00	0.00	5.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	27,500							
2	5500	A	TIMBER 2	0		RSF-2	0.00	0.00	75.00	AC		1.00	1.00	1.00	445.00	445.00	33,375							
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	75.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	412,500							