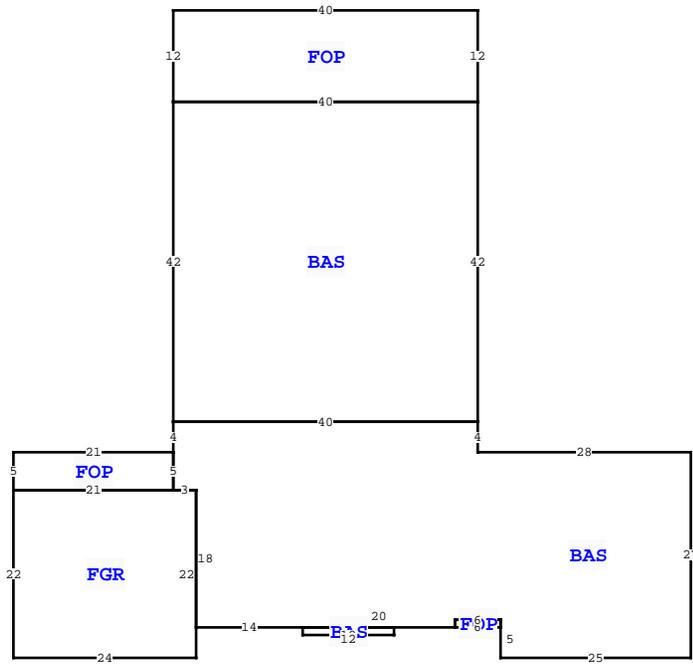


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LAM/VNLPLK 80	
Interior Floo	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 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	01
NEIGHBORHOOD/LOC	36416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	12	100	
BAS	1,680	100	
BAS	1,764	100	
FGR	528	55	
FOP	6	30	
FOP	105	30	
FOP	480	30	
TOTALS	4,575		

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%	- 2022									
Heated Area: 3456 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			415,964
TOTAL MARKET OB/XF VALUE			48,095
TOTAL LAND VALUE - MARKET			49,320
TOTAL MARKET VALUE			513,379
SOH/AGL Deduction			39,980
ASSESSED VALUE			473,399
TOTAL EXEMPTION VALUE	HX HB 13		473,399
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			513,379
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			510,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043405	Storage Building	13,000	12/17/2021
21074	ADDN SFR	557	09/15/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/518	5/13/2021	WD Q	Q	I	01	475,000
GRANTOR: ROLERSON JANA R						
GRANTEE: BROWN JESSE						
1363/1438	6/28/2018	WD Q	Q	I	01	255,000
GRANTOR: JOHN SCOTT & JULIA M						
GRANTEE: JANA R ROLERSON						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	516	
3	0169	FENCE/WOOD	0	100	0	0	UT	15.50	15.50	100	2009	2009	3	100	9,796	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.25	2.25	100	2009	2009	3	100	23,083	
5	0030	BARN, MT	0	100	0	0	UT	12,500.00	12,500.00	100	2023	2022		100	12,500	
6	0081	DECKING WI	0	100	0	0	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

TOTAL OB/XF													48,095			
172 SW BELLMONT DR, LAKE CITY													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	04/07/2025
													INC DATE		AG DATE	MLU

BUILDING NOTES												
BAS=[ORIG=0,0] W28 N4 W40 S4 S5 E3 S18 E14 E20 N1 E6 S5 E25 N27 \$												
BAS=[ORIG=-28,-4] N42 W40 S42 E40 \$												
FGR=[ORIG=-68,5] W21 S22 E24 N22 W3 \$												
FOP=[ORIG=-28,-46] N12 W40 S12 E40 \$												
FOP=[ORIG=-68,0] W21 S5 E21 N5 \$												
BAS=[ORIG=-51,23] S1 E12 N1 W12 \$												
FOP=[ORIG=-31,23] E6 N1 W6 S1 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W28 N4 W40 S4 S5 E3 S18 E14 E20 N1 E6 S5 E25 N27 \$												
BAS=[ORIG=-28,-4] N42 W40 S42 E40 \$												
FGR=[ORIG=-68,5] W21 S22 E24 N22 W3 \$												
FOP=[ORIG=-28,-46] N12 W40 S12 E40 \$												
FOP=[ORIG=-68,0] W21 S5 E21 N5 \$												
BAS=[ORIG=-51,23] S1 E12 N1 W12 \$												
FOP=[ORIG=-31,23] E6 N1 W6 S1 \$												

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		A-1	0.00	0.00	2.74	AC		1.00	1.00	1.00	18,000.00	18,000.00	49,320								