

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025	129.64	468,260	1969	2005	0	0	20.00	80.00

Heated Area: 3330 HX Base Yr 2025

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		374,608
TOTAL MARKET OB/XF VALUE		66,191
TOTAL LAND VALUE - MARKET		49,320
TOTAL MARKET VALUE		490,119
SOH/AGL Deduction		0
ASSESSED VALUE		490,119
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		438,708
TOTAL JUST VALUE		490,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,430

Quality	06	06			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100		98	10,164
BAS	622	100		622	64,509
BAS	2,610	100		2,610	270,688
FCP	650	25	2023	162	16,802
FOP	400	30		120	12,446
TOTALS	4,380			3,612	374,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043821	Additions	12,000	03/02/2022
000042052	Additions	90,000	06/01/2021
41387	GENERATOR		02/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1034	11/07/2024	WD	U	I	11	100

GRANTOR: MASSEY PHILLIP
GRANTEE: MASSEY REVOCABLE TR
1516/234 6/05/2024 WD Q I 01 590,000
GRANTOR: SELLERS MARY ANN
GRANTEE: MASSEY PHILLIP ERIC

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0119	MASONRY WA	0	100	9	6	560.00	UT	5.00	5.00	50	1993	1993	3	50	1,400	
3	0166	CONC, PAVMT	0	100	0	0	4,600.00	UT	2.00	2.00	50	1993	1993	3	50	4,600	
4	0210	GARAGE U	0	100	24	40	960.00	UT	18.00	18.00	60	1993	1993	3	60	10,368	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	2025	2024		98	35,123	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
9	0020	BARN, FR	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2025	2024		100	5,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

277 SW BELLMONT DR, LAKE CITY

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 W50 S30 E87 N30 W14 W10 \$	
FCP=[YR=2023;ORIG=-89,-29] E25 S26 W25 N26 \$	
BAS=[ORIG=10,0] N7 E14 N23 W24 S30 E10 \$	
FOP=[ORIG=-13,0] N20 W20 S20 E20 \$	
BAS=[ORIG=24,0] N7 W14 S7 E14 \$	

LAND DESCRIPTION		TOTAL OB/XF														66,191								
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							