

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	21	STONE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	15	HARDTILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectural	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	374	100		374	37,045
BAS	2,778	100		2,778	275,161
FDG	1,050	60		630	62,402
FOP	42	30		13	1,288
FOP	69	30		21	2,080
FOP	434	30		130	12,877
FUS	420	100		420	41,601
TOTALS	5,167			4,366	432,452

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,366	126.3405	141.50	617,789	1969	1995	0	0	30.00	70.00

1 SINGLE FAM 100% - 2021 Heated Area: 3572 HX Base Yr 2021

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			432,452
TOTAL MARKET OB/XF VALUE			7,966
TOTAL LAND VALUE - MARKET			46,980
TOTAL MARKET VALUE			487,398
SOH/AGL Deduction			206,058
ASSESSED VALUE			281,340
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			229,929
TOTAL JUST VALUE			487,398
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048459	Roof Replacement	36,526	10/23/2023
20496	ADDN SFR	80	03/11/2003
20494	GARAGE	225	03/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0599	3/02/2020	WD Q	Q	I	05	380,000
GRANTOR: DANIEL & ALEXIS HAZEN						
GRANTEE: DAVID A & COURTNEY						
1323/0728	9/23/2016	WD Q	Q	I	01	285,000
GRANTOR: GABRIEL M & BETSY CUR						
GRANTEE: DANIEL & ALEXIS HAZ						

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0 100	0	0
2	0166	CONC, PAVMT	0 100	0	0
3	0166	CONC, PAVMT	0 100	0	0

L	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	1.00	UT	1,200.00	1,200.00	100	1969	1969	3	100	1,200	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1969	1969	3	100	2,500	
3	0166	CONC, PAVMT	0 100	0	0	2,133.00	UT	2.00	2.00	100	2003	2003	3	100	4,266	

BUILDING NOTES	
319 SW BELLMONT DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W10 BAS= N10 FOP= N6 W10 S4 E8 D2 R2 \$ L2 U2 W8 N4 W16 S16 E26\$ W62 S30 E32 FOP= S5 E11 N5 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E33 N4 E22N3 FOP= E14 N30 E8 FDG= S1 E30 N35 W30 S34\$ N7 W15 S20 W7 S17 \$ N23 W24\$ PTR= N30 FUS= N35 W12 S35 E12\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF												7,966										
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	2.61	AC		1.00	1.00	1.00	18,000.00	18,000.00	46,980							