

LOT 27 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

BIAMONTE ROBERT/BIAMONTE SANDRA
355 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-027



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100

Quality		07 07			
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	2,186	100		2,186	310,074
FGR	546	55		300	42,554
FHS	523	60		314	44,540
FOP	174	30		52	7,376
FOP	176	30		53	7,518
TOTALS	3,605			2,905	412,062

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	0	0	1,077.00	UT	2.00	2.00
3	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	600.00	600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		PRD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,905	125.1431	154.18	447,893	2017	2017	0	0	8.00	92.00
1 SINGLE FAM 100% - 2022				Heated Area: 2709				HX Base Yr 2022			

Diagram of a rectangular lot with dimensions 13, 17, 6, 29, and 13. The lot is labeled "FHS" in blue text.

Diagram of a complex lot with dimensions 15, 8, 11, 6, 10, 6, 13, 10, 6, 26, 14, 13, 13, 20, 26, 37, 30, 16, 11, 11, 16, 31, 15. The lot is labeled "BAS" in blue text. There are also smaller areas labeled "FOP" and "FGR" in blue text.

BLD DATE		LGL DATE	01/03/2025	MLA
----------	--	----------	------------	-----

355 SW BELLFLOWER DR, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/03/2025 MLU				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		412,062			
TOTAL MARKET OB/XF VALUE		9,054			
TOTAL LAND VALUE - MARKET		38,500			
TOTAL MARKET VALUE		459,616			
SOH/AGL Deduction		72,947			
ASSESSED VALUE		386,669			
TOTAL EXEMPTION VALUE		HX HB 13		386,669	
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		459,616			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		464,394			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048458	Electrical Servic	0	10/23/2023
34631	SFR	1,016	11/08/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1439/411	5/25/2021	WD	Q	I	01
					SALE PRICE
					403,000
GRANTOR: RODER ARRI ANN SIMQUE					
GRANTEE: BIAMONTE ROBERT					
1437/683	5/07/2021	WD	U	I	30
GRANTOR: RODER KENNETH R					
GRANTEE: SIMQUE ARRI					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W30 FOP= W16 S11 E16 N11\$ S11 W31 S15 W1 S8 E1 S11 E6 FOP= S6 E26 N6 W10 N3 W6 S3 W10\$ E10 N3 E6 S3 E13 FGR= S14 E13 N2 E13 N20 W26 S8\$ N8 E26 N37\$ PTR= N30 FHS= N20 E6 N17 W13 S10 W6 S27 E13\$ S30\$.									