



BUILDING CHARACTERISTICS																								
ELEMENT	CD	CONSTRUCTION																						
Exterior Wall	32	HARDIE BRD 100																						
Roof Structur	03	GABLE/HIP 100																						
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	13	LAM/VNLPLK 70																						
Interior Floo	14	CARPET 30																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		3 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Architectual Units	05	CONV 100 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	2,256	100		2,256	317,417																			
FGR	484	55		266	37,426																			
FOP	212	30		64	9,005																			
FOP	260	30		78	10,975																			
PTO	390	5		20	2,814																			
TOTALS	3,602			2,684	377,637																			
EXTRA FEATURES					371 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	604.00	UT	2.00	2.00	100	2019	2019	3	100	1,208										
2	0169	FENCE/WOOD	0 100	0 0	1.00	UT	600.00	600.00	100	2024	2023		100	600										
LAND DESCRIPTION										TOTAL OB/XF 1,808														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							
REVIEW DATE	09/22/2023	BY	KS	Total Acres: 0.28		Total Land Value: 38,500		Market: 0		Agricultural: 0		Common: 38,500		PRINTED 11/19/2025 BY SYS										

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,684	121.4906	149.68	401,741	2019	2019	0	0	0	6.00	94.00
1 SINGLE FAM			100% - 2021			Heated Area: 2256			HX Base Yr 2021			
The diagram illustrates the lot layout with various areas labeled: BAS (Back Yard), FGR (Front Yard), FOP (Front Porch), and PTO (Patio/Terrace). Dimensions are provided for each area and the overall lot boundaries.												

COLUMBIA COUNTY PROPERTY													PAGE 1 of 1	2
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 2					Tax Dist:									
BUILDING MARKET VALUE					377,637									
TOTAL MARKET OB/XF VALUE					1,808									
TOTAL LAND VALUE - MARKET					38,500									
TOTAL MARKET VALUE					417,945									
SOH/AGL Deduction														
ASSESSED VALUE					298,808									
TOTAL EXEMPTION VALUE					HX HB					50,722				
BASE TAXABLE VALUE										248,086				
TOTAL JUST VALUE										417,945				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										421,962				
PERMIT NUM				DESCRIPTION				AMT		ISSUED				
36971				SFR				1,106		07/16/2018				
SALES DATA														
OFF RECORD Number			DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE				
1408/0778			3/17/2020		WD	Q	Q	I	01	325,000				
GRANTOR: THE PRESERVE AT LAURE														
GRANTEE: ROBERT TRAVIS & JES														
1360/2557			5/24/2018		WD	U	V	30	0					
GRANTOR: CORNERSTONE HOMES OF														
GRANTEE: THE PRESERVE AT LAU														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W16 FOP= N10 PTO= N15 W26 S15 E26\$ W26 S10 E26\$ W26 N10 W12 S54 FOP= S6 E32 N6 W12 N4 W5 S4 W15\$ E15 N4 E5 S4 E12 FGR= S12 E22 N22 W22 S10\$ N10 E22 N34\$.														