LOT 29 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1294-1178, WD 1

LOWE-LOPEZ TOMIKA/BAREA LUIS LOPEZ
391 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

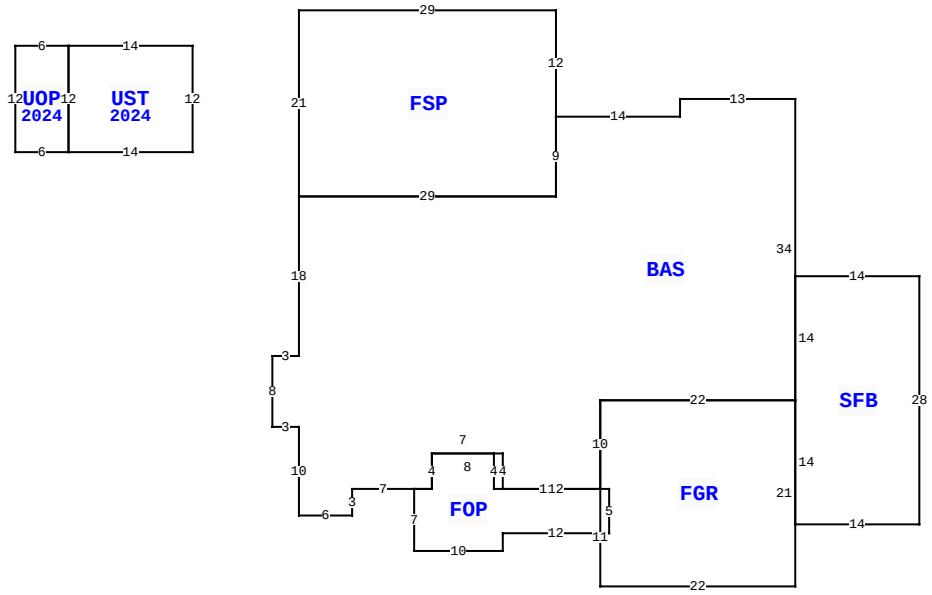
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,911	100		1,911	265,879
FGR	462	55		254	35,339
FOP	162	30		49	6,818
FSP	609	40		244	33,948
SFB	392	80		314	43,687
UOP	72	20	2024	14	1,948
UST	168	45	2024	76	10,574
TOTALS	3,776			2,862	398,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,862	125.4792	154.59	442,437	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2025 Heated Area: 2303 HX Base Yr



391 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	398,193
TOTAL MARKET OB/XF VALUE	8,180
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	444,873
SOH/AGL Deduction	0
ASSESSED VALUE	444,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,873
TOTAL JUST VALUE	444,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050863	Roof Replacement	18,000	09/19/2024
33090	SFR	896	06/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/169	9/06/2024	WD	Q	I	01	509,000
GRANTOR: NEELEY JAZAN NABINGER						
GRANTEE: LOWE-LOPEZ TOMIKA						
1440/1232	6/21/2021	WD	Q	I	01	379,000
GRANTOR: SCHWARZ KEN						
GRANTEE: NEELEY JAZAN NABING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S2 W14 S9 W29 S18 W3 S8 E3 S10 E6 N3 E7 E2 N4 E7 S4 E12 N10 E22 N34 $
FSP=[ORIG=-27,2] N12 W29 S21 E29 N9 $
FGR=[ORIG=-22,44] S11 E22 N21 W22 S10 $
SFB=[ORIG=0,34] S14 E14 N28 W14 S14 $
UST=[YR=2024;ORIG=-82,-6] E14 S12 W14 N12 $
FOP=[ORIG=-43,44] S7 E10 N2 E12 N5 W12 N4 W8 S4 W2 $
UOP=[YR=2024;ORIG=-88,-6] E6 S12 W6 N12 $
.

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	0166	CONC,PAVMT	0	0	0	0	1,240.00	UT	2.00	2.00	100	2015	2015	3	100	2,480	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,180

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 01/07/2025 BY TP Total Acres: 0.45 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/07/2025 BY SYS