

LOT 41 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

RAULERSON ERIKA
619 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

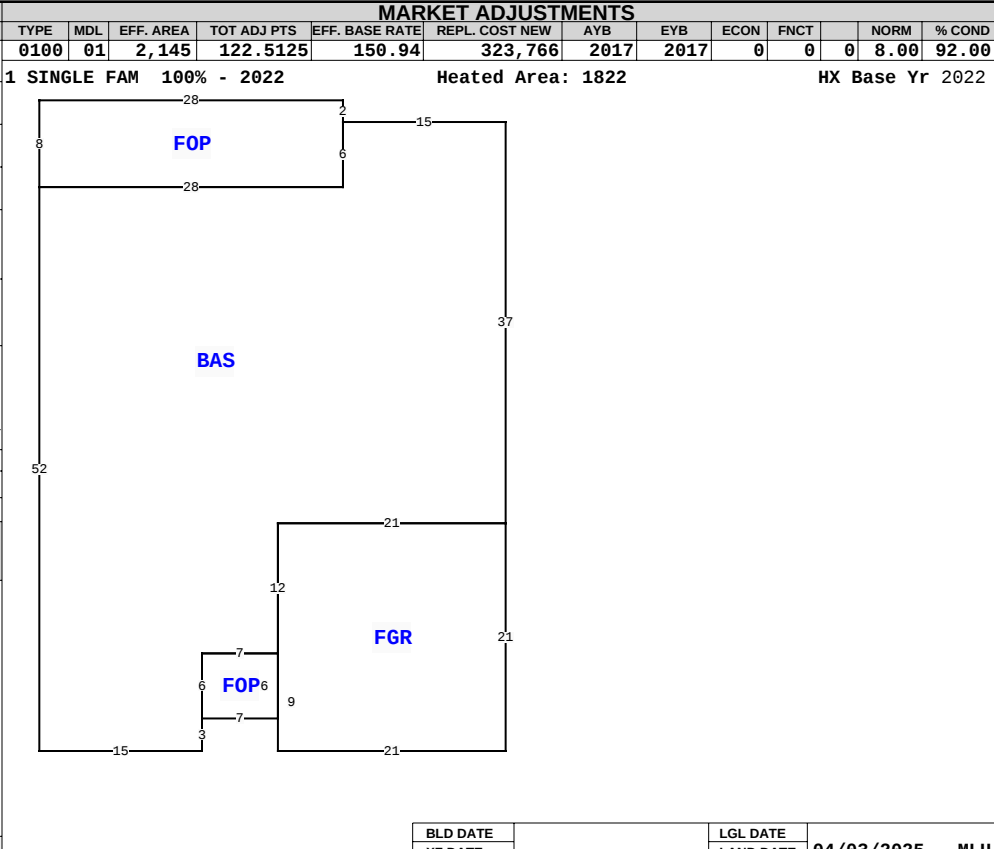
03-4S-16-02731-041



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/VNLPLK 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

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	1,822	100		1,822	253,012
FGR	441	55		243	33,744
FOP	42	30		13	1,805
FOP	224	30		67	9,304
TOTALS	2,529			2,145	297,865

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	603.00	UT	2.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00



619 SW BELLFLOWER DR, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND 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				297,865	
TOTAL MARKET OB/XF VALUE				1,606	
TOTAL LAND VALUE - MARKET				38,500	
TOTAL MARKET VALUE				337,971	
SOH/AGL Deduction				38,217	
ASSESSED VALUE				299,754	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				249,032	
TOTAL JUST VALUE				337,971	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				341,208	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35373	SFR	888	06/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1436/202	4/26/2021	WD	Q	I	01
SALE PRICE					
287,000					
GRANTOR: BRYAN DERREK &					
GRANTEE: RAULERSON ERIKA					
1355/1002	3/13/2018	WD	Q	I	01
GRANTOR: THE PRESERVE AT LAURE					
GRANTEE: DERREK & CAROLINE A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FOP= N2 W28 S8 E28 N6\$ S6 W28 S52 E15 N3 FOP= E7 N6 W7 S6\$ N6 E7 FGR= S9 E21 N21 W21 S12\$ N12 E21 N37\$.									

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
TOTAL OB/XF 1,606									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500		