

LOT 43 PRESERVE AT LAUREL LAKE U

WD 1143-419, WD 1200-2173, WD 13

MALLORY LEE E/MALLORY THEODOSIA QUILLER

P O BOX 2332

LAKE CITY, FL 32056-2332

2026

03-4S-16-02731-043



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1,808	100		1,808	215,460
FGR	440	55		242	28,839
FOP	63	30		19	2,264
FUS	942	100		942	112,258
UOP	232	20		46	5,482

TOTALS 3,485 3,057 364,303

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	100	0	0	724.00	UT	2.50	2.50	100	2009	2009	3	100	1,810	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,900.00	2,900.00	75	2014	2014	3	75	2,175	
3	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,057	124.6476	153.57	469,463	2009	2009	0	0	22.40	77.60
1 SINGLE FAM 100% - 2018 Heated Area: 2750 HX Base Yr 2018											

651 SW BELLFLOWER DR, LAKE CITY

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

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TOTAL OB/XF 4,485

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Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		364,303
TOTAL MARKET OB/XF VALUE		4,485
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		407,288
SOH/AGL Deduction		105,753
ASSESSED VALUE		301,535
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		250,813
TOTAL JUST VALUE		407,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26823	SFR	938	03/05/2008

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/2329	6/29/2017	WD	Q	I	01	319,000

GRANTOR: MICHAEL B PAPHIDES &

GRANTEE: LEE E & THEODOSIA Q

1200/2173 8/30/2010 WD Q I 01 235,000

GRANTOR: GATEWAY DEVELOPERS OF

GRANTEE: MICHAEL B & HOLLY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 S53 E9 FOP= S7 E9 N7 W9\$ E9 FGR= S5 E22 N20 W22 S15\$

N15 E22 N38 UOP= N8 W29 S8 E29\$ W29 L3 U3 W3 D3 L3 \$ PTR=

N30 FUS= N18 W39 S30 E20 N12 E19\$ S30\$.

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