LOT 50 PRESERVE AT LAUREL LAKE
UNIT 1.

CANNON BRIAN
392 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

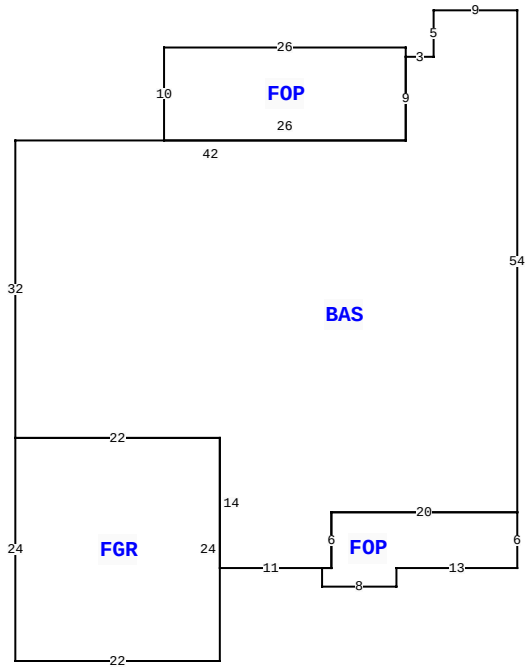
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100		2,209	314,667
FGR	528	55		290	41,310
FOP	136	30		41	5,840
FOP	260	30		78	11,111
TOTALS	3,133			2,618	372,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,618	122.9998	151.54	396,732	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2209 HX Base Yr 2020



392 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		372,928
TOTAL MARKET OB/XF VALUE		1,648
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		413,076
SOH/AGL Deduction		117,819
ASSESSED VALUE		295,257
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,535
TOTAL JUST VALUE		413,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36847	SFR	1,074	06/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0801	1/11/2019	WD	Q	I	01	302,800
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: BRIAN CANNON						
1300/0369	8/17/2015	WD	U	V	30	2,945,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CORNERSTONE HOMES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S5 W3 FOP= N1 W26 S10 E26 N9$ S9 W42 S32 FGR= S24 E22 N24 W22$ E22 S14 E11 FOP= S2 E8 N2 E13 N6 W20 S6 W1$ E1 N6 E20 N54$.

EXTRA FEATURES

LN	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	824.00	UT	2.00	2.00	100	2019	2019	3	100	1,648	

LAND DESCRIPTION

TOTAL OB/XF 1,648

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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: 0.30 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS