LOT 52 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 14

RESTREPO DANIELA
352 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

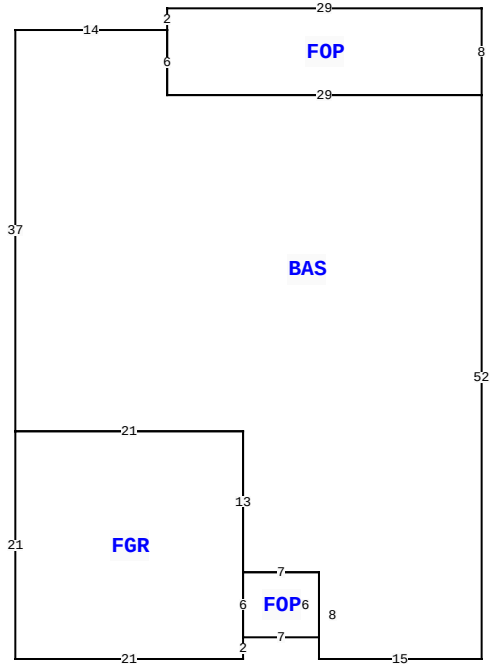
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,823	100		1,823	265,330
FGR	441	55		243	35,367
FOP	42	30		13	1,892
FOP	232	30		70	10,188
TOTALS	2,538			2,149	312,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	123.0570	151.61	325,810	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1823 HX Base Yr 2022



352 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		312,778
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		353,678
SOH/AGL Deduction		39,941
ASSESSED VALUE		313,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,015
TOTAL JUST VALUE		353,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041331	New Residential C	280,000	02/16/2021
41331	SFR		02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2479	12/27/2021	WD	Q	I	01	359,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: RESTREPO DANIELA						
1421/0406	10/05/2020	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=51,10] S37 E21 S13 E7 S8 E15 N52 W29 N6 W14 $
FOP=[ORIG=65,8] S2 S6 E29 N8 W29 $
FGR=[ORIG=51,47] S21 E21 N2 N6 N13 W21 $
FOP=[ORIG=72,60] S6 E7 N6 W7 $
.

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	800.00	UT	3.00	3.00	100	2022	2021		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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 01/31/2023 BY TW Total Acres: 0.30 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2025 BY SYS