

LOT 53 PRESERVE AT LAUREL LAKE U
WD 1260-1280, WD 1300-369, WD 14

JOHNSON STUART M/JOHNSON MELINDA J
336 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-053



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	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	2,000	100	2023	2,000	294,123
FGR	496	55	2023	273	40,148
FOP	150	30	2023	45	6,617
FOP	221	30	2023	66	9,706
TOTALS	2,867			2,384	350,595

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	360.00	UT	3.00	
2	0294	SHED WOOD/	0 100	10	12	1.00	UT	3,600.00	

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,384	123.0570	151.61	361,438	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 2000 HX Base Yr 2023											
336 SW BELLFLOWER DR, LAKE CITY											

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

TOTAL OB/XF									
4,680									
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

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		350,595	
TOTAL MARKET OB/XF VALUE		4,680	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		393,775	
SOH/AGL Deduction		77,429	
ASSESSED VALUE		316,346	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		265,624	
TOTAL JUST VALUE		393,775	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042415	New Residential C	240,000	07/27/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1467/2702	5/27/2022	WD	Q	I	01	410,000	
GRANTOR: THE PRESERVE AT LAURE							
GRANTEE: JOHNSON STUART M							
1432/1149	3/12/2021	WD	U	V	11	100	
GRANTOR: CORNERSTONE HOMES OF							
GRANTEE: THE PRESERVE AT LAU							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=20,-9] W24 S44 E17 S2 E5 S16 E6 S5 E13 N54									
W17 N13 \$									
FGR=[YR=2023;ORIG=13,35] W17 S23 E22 N21 W5 N2 \$									
FOP=[YR=2023;ORIG=37,-9] W17 S13 E17 N13 \$									
FOP=[YR=2023;ORIG=37,58] W13 N5 W6 S5 W1 S6 E20 N6 \$									