LOT 54 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 14

BRYAN JORDAN/BRYAN MARISSA
320 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-054

BUILDING CHARACTERISTICS

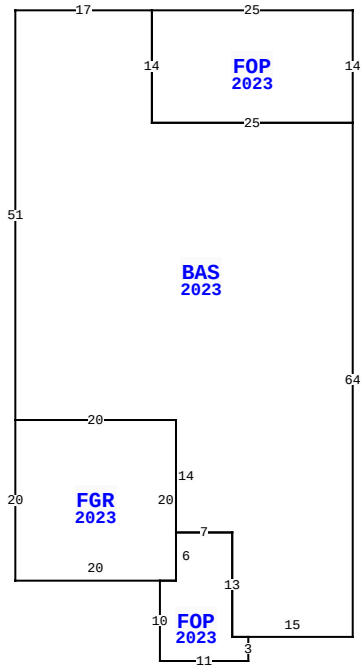
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,295	100	2023	2,295	329,649
FGR	400	55	2023	220	31,601
FOP	138	30	2023	41	5,889
FOP	350	30	2023	105	15,082
TOTALS	3,183			2,661	382,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,661	120.1970	148.08	394,041	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2295 HX Base Yr 2023



320 SW BELLFLOWER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		382,220
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		422,280
SOH/AGL Deduction		51,199
ASSESSED VALUE		371,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		320,359
TOTAL JUST VALUE		422,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042413	New Residential C	230,000	07/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/849	3/31/2022	WD	Q	I	01	460,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: BRYAN JORDAN						
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=100,10] W17 S51 E20 S14 E7 S13 E15 N64 W25 N14 $
FGR=[YR=2023;ORIG=83,61] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=100,10] E25 S14 W25 N14 $
FOP=[YR=2023;ORIG=110,75] W7 S6 W2 S10 E11 N3 W2 N13 $
.

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	520.00	UT	3.00	3.00	100	2023	2022		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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 11/18/2025 BY SYS