LOT 23 EASTWOOD S/D.
ORB 599-544, 879-116, FJDIV#05-3

BELL ALVIN/BELL SANTELLA
3050 SE COUNTRY CLUB ROAD
LAKE CITY, FL 32025

2026

15-4S-17-08360-173

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

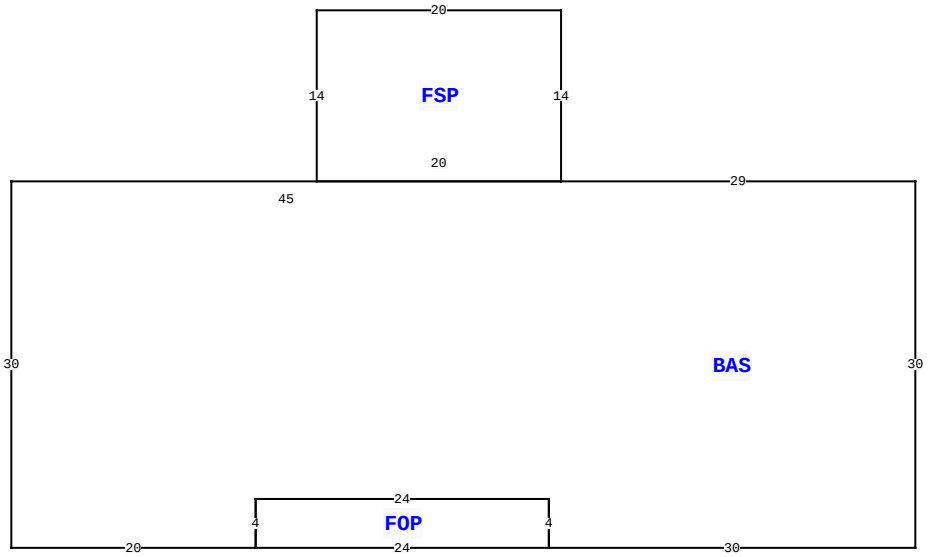
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100		2,124	180,141
FOP	96	30		29	2,460
FSP	280	40		112	9,499
TOTALS	2,500			2,265	192,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	116.4970	130.48	295,537	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2124 HX Base Yr 2012



3050 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,099
TOTAL MARKET OB/XF VALUE		9,566
TOTAL LAND VALUE - MARKET		24,975
TOTAL MARKET VALUE		226,640
SOH/AGL Deduction		103,825
ASSESSED VALUE		122,815
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,093
TOTAL JUST VALUE		226,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047640	Solar Power Syste	60,731	07/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/1770	10/04/2011	WD	Q	I	01	112,000
GRANTOR: BOWEN'S						
GRANTEE: BELL						
0879/0116	4/21/1999	WD	Q	I		100,000
GRANTOR: KEITH						
GRANTEE: BOWEN						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC,PAVMT	0	100	18	150	1.00	UT	0.00	0.00	100	0	0	3	100	2,646	
4	0210	GARAGE U	0	100	24	24	576.00	UT	7.50	7.50	100	1993	1993	3	100	4,320	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N14 W20 S14 E20$ W45 S30 E20 FOP= E24 N4 W24 S4$ N4 E24 S4 E30 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,566

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.35	18,500.00	24,975.00	24,975							

REVIEW DATE 04/21/2017 BY BC Total Acres: 1.10 Total Land Value: 24,975 Market: 0 Agricultural: 0 Common: 24,975 PRINTED 11/19/2025 BY SYS