(AKA PRCL #7 BELL LAKE UNR):
COMM SW COR OF SE1/4, RUN N 10 F
PRIVATE RD, RUN N 64.75 FT TO N

TODD E W/TODD GINGER A
P O BOX 615
LAKE CITY, FL 32056-0615

2026

23-3S-15-00187-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

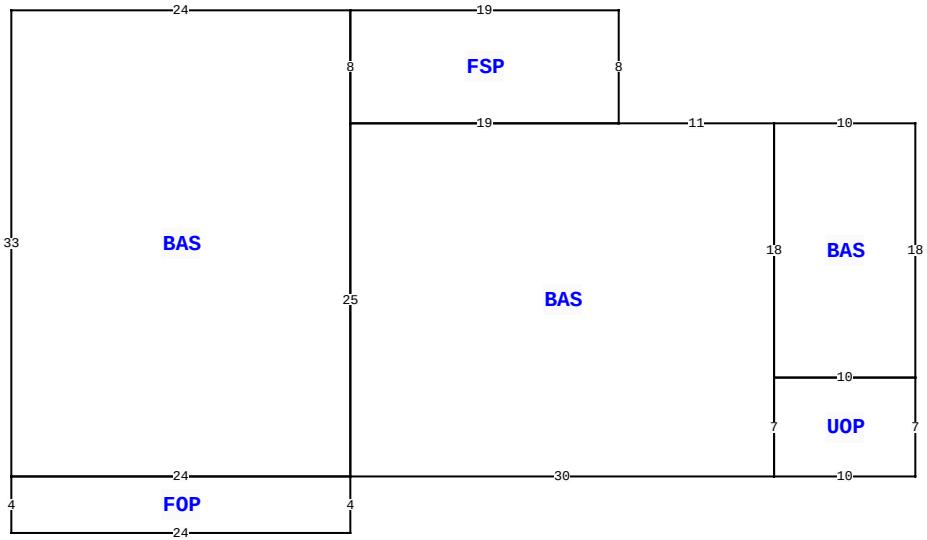
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 01
NEIGHBORHOOD/LOC	23315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	14,447
BAS	750	100		750	60,197
BAS	792	100		792	63,567
FOP	96	30		29	2,328
FSP	152	40		61	4,896
UOP	70	20		14	1,124
TOTALS	2,040			1,826	146,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	110.2500	123.48	225,474	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1722 HX Base Yr 2018



462 NW BELL LAKE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/06/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,558
TOTAL MARKET OB/XF VALUE		5,320
TOTAL LAND VALUE - MARKET		34,000
TOTAL MARKET VALUE		185,878
SOH/AGL Deduction		99,867
ASSESSED VALUE		86,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,289
TOTAL JUST VALUE		185,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0807/0835	6/26/1995	WD	Q	I		35,000

GRANTOR: CORBETT HORNE PR FOR

GRANTEE: E W & GINGER A TODD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N8 W19 S8 E19$ W19 BAS= N8 W24 S33 FOP= S4 E24 N4 W24$ E24 N25 $ S25 E30 UOP= E10 N7 W10 S7$ N7 BAS= E10 N18 W10 S18$ N18$.

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	0296	SHED METAL	0	100	18	20	360.00	UT	7.00	7.00	100	2005	2005	3	100	2,520	
2	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.00	7.00	100	2005	2005	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,320

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	0133	C	SFR LAKE	100		A-1	140.00	0.00	1.00	LT		1.00	1.00	2.00	17,000.00	34,000.00	34,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 2.81 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/18/2025 BY SYS