(AKA PRCL #6 BELL LAKE UNR):
COMM SW COR OF SE1/4, RUN N 10 F
64.75 FT TO N R/W OF RD, E ALONG

PITTS ROBERT H III/PITTS LISA C
P O BOX 818
WELLBORN, FL 32094

2026

23-3S-15-00187-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

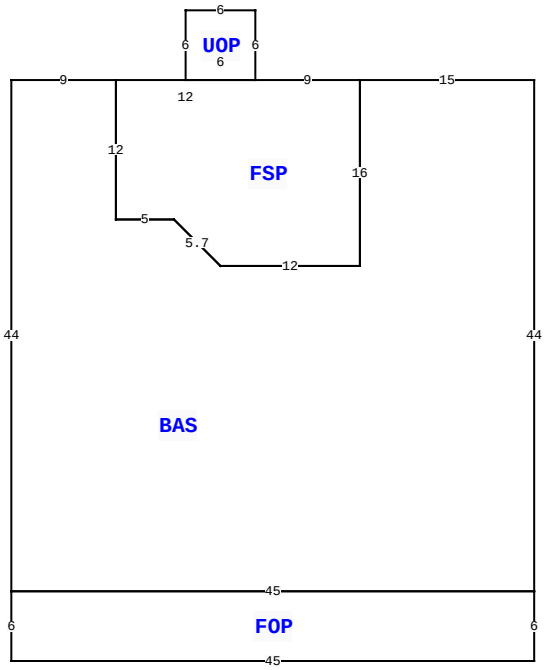
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 01
NEIGHBORHOOD/LOC	23315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	149,800
FOP	270	30		81	7,257
FSP	308	40		123	11,020
UOP	36	20		7	627
TOTALS	2,286			1,883	168,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	115.6000	129.47	243,792	1997	1997	0	0	0	30.80	69.20

1 SINGLE FAM 100% - 1998 Heated Area: 1672 HX Base Yr 1998



522 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		168,704
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		28,900
TOTAL MARKET VALUE		199,604
SOH/AGL Deduction		55,012
ASSESSED VALUE		144,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,870
TOTAL JUST VALUE		199,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,286

SALE:1:1: 140 FF BELL LAKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11403	SFR	260	07/11/1996
11216	PUMP/UTPOL	30	05/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1588	5/16/2025	LE	U	I	14	100
GRANTOR: PITTS ROBERT H III						
GRANTEE: PITTS ROBERT H III						
0790/1389	5/16/1994	WD	Q	V		22,500
GRANTOR: EMORY, LINDA & WESLEY						
GRANTEE: ROBERT H PITTS III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W9 UOP= N6 W6S6 E6$ W12 S12 E5 R4 D4 E12 N16$ S16 W12 U4 L4 W5 N12 W9S44 FOP= S6 E45 N6 W45$ E45 N44$.

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	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0.00	0.00	1.00	LT		1.00	1.00	1.70	17,000.00	28,900.00	28,900							

REVIEW DATE 02/01/2023 BY KS Total Acres: 2.15 Total Land Value: 28,900 Market: 0 Agricultural: 0 Common: 28,900 PRINTED 10/02/2025 BY SYS