

LOT 2 BLOCK D SOUTHWOOD ACRES S/
AC DEC ORB 1131-836.

GUARINO DAVID A/GUARINO COURTNEY E
319 SW BELLMONT DR
LAKE CITY, FL 32024

2025

36-4S-16-03365-000



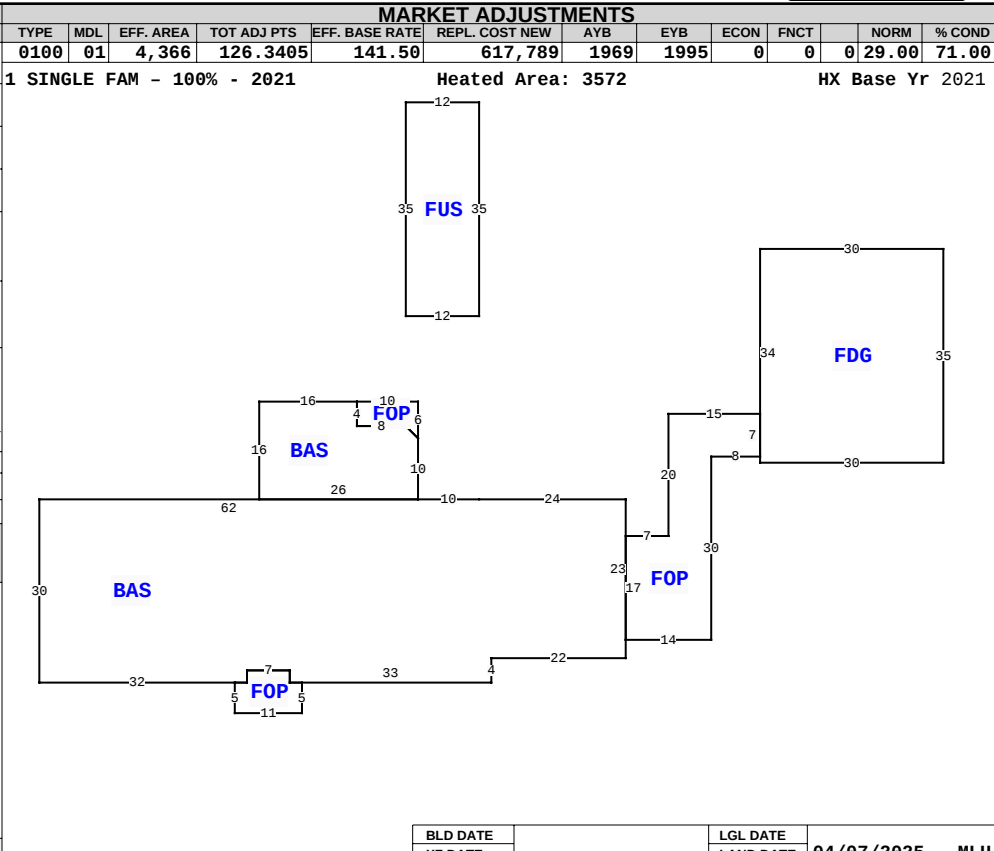
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	374	100		374	37,574
BAS	2,778	100		2,778	279,092
FDG	1,050	60		630	63,293
FOP	42	30		13	1,306
FOP	69	30		21	2,110
FOP	434	30		130	13,060
FUS	420	100		420	42,195
TOTALS	5,167			4,366	438,630

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	
3	0166	CONC, PAVMT	0	100	0	2,133.00	UT	2.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	



319 SW BELLMONT DR, LAKE CITY				XF DATE						LAND DATE		04/07/2025	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	1969	1969	3	100	1,200				
1.00	UT	0.00	0.00	100	1969	1969	3	100	2,500				
2,133.00	UT	2.00	2.00	100	2003	2003	3	100	4,266				

TOTAL OB/XF									
7,966									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Dist:		438,630	
BUILDING MARKET VALUE		7,966	
TOTAL MARKET OB/XF VALUE		46,980	
TOTAL LAND VALUE - MARKET		493,576	
TOTAL MARKET VALUE		219,632	
SOH/AGL Deduction		273,944	
ASSESSED VALUE		50,722	
TOTAL EXEMPTION VALUE		223,222	
BASE TAXABLE VALUE		493,576	
TOTAL JUST VALUE		0	
NCON VALUE		INCOME VALUE	
PREVIOUS YEAR MKT VALUE		464,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048459	Roof Replacement	36,526	10/23/2023
20496	ADDN SFR	80	03/11/2003
20494	GARAGE	225	03/11/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1407/0599	3/02/2020	WD Q	I	05	
GRANTOR: DANIEL & ALEXIS HAZEN					
GRANTEE: DAVID A & COURTNEY					
1323/0728	9/23/2016	WD Q	I	01	
GRANTOR: GABRIEL M & BETSY CUR					
GRANTEE: DANIEL & ALEXIS HAZ					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W10 BAS= N10 FOP= N6 W10 S4 E8 D2 R2 \$ L2 U2 W8 N4 W16 S16 E26\$ W62 S30 E32 FOP= S5 E11 N5 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E33 N4 E22N3 FOP= E14 N30 E8 FDG= S1 E30 N35 W30 S34\$ N7 W15 S20 W7 S17 \$ N23 W24\$ PTR= N30 FUS= N35 W12 S35 E12\$ S30\$.									