LOT 2 BLOCK 9 FOREST HILLS S/D U
725-476, 749-2050, 789-1907, 852

BELLOTTE JOHN/HELMKA ROY M
881 NW ZACK DR
LAKE CITY, FL 32055

2027

00-00-00-07762-102

BUILDING CHARACTERISTICS

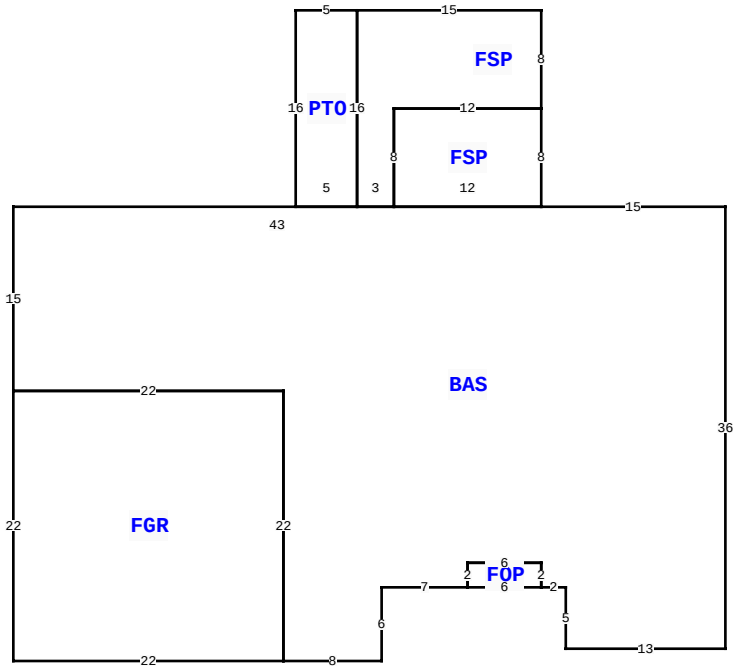
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100		1,547	136,152
FGR	484	55		266	23,410
FOP	12	30		4	352
FSP	96	40		38	3,344
FSP	144	40		58	5,104
PTO	80	5		4	352
TOTALS	2,363			1,917	168,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	123.0880	135.40	259,562	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1547 HX Base Yr



573 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	168,715
TOTAL MARKET OB/XF VALUE	1,950
TOTAL LAND VALUE - MARKET	14,886
TOTAL MARKET VALUE	185,551
SOH/AGL Deduction	0
ASSESSED VALUE	185,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,551
TOTAL JUST VALUE	185,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,617

PRMT:1:1: SCREENED ROOM ADDITION
SALE:4:1: LOT 2 BLOCK 9 FOREST HILLS S/D
SALE:3:1: LOT 2, BLK 9, FOREST HILLS S/D
SALE:2:1: LOT 2 BLOCK 9 FOREST HILLS UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1484	ADDN SFR	17	03/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2755	2/27/2020	WD	U	I	19	135,000
GRANTOR: KEITH MEADOWS AS ANCI						
GRANTEE: JOHN BELLOTTE & ROY						
1235/1316	5/18/2012	TD	Q	I	01	118,100
GRANTOR: ZELESKY FAMILY REVOC						
GRANTEE: JANET A WHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N8 FSP= N8 W15 PTO= W5 S16 E5 N16$ S16 E3 N8 E12$ W12 S8 E12$ W43 S15 FGR= S22 E22 N22W22$ E22 S22 E8 N6 E7 FOP= E6 N2 W6 S2$ N2 E6 S2 E2 S5 E13 N36$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	0		*RSF-2	0.00	0.00	9,924.00	SF		1.00	1.00	1.00	1.50	1.50	14,886							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.23 Total Land Value: 14,886 Market: 0 Agricultural: 0 Common: 14,886 PRINTED 11/17/2026 BY SYS