LOT 11 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

PRUITT GREGORY A/PRUITT MALLORY
117 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-011

BUILDING CHARACTERISTICS

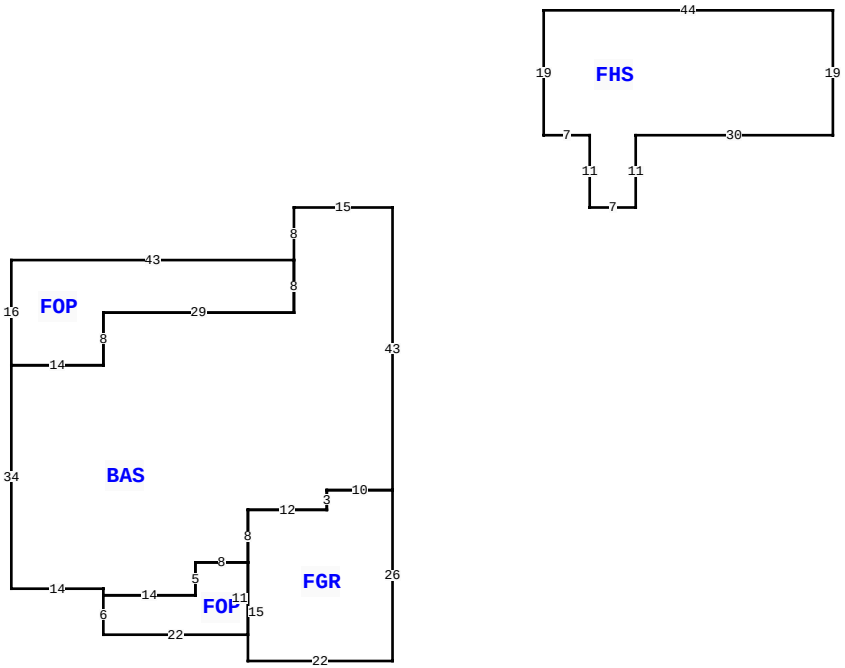
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0400	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100		2,252	364,590
FGR	536	55		295	47,760
FHS	913	60		548	88,719
FOP	172	30		52	8,419
FOP	456	30		137	22,180
TOTALS	4,329			3,284	531,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,284	142.3405	172.23	565,603	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 3165 HX Base Yr 2022



117 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		531,667
TOTAL MARKET OB/XF VALUE		5,376
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		575,543
SOH/AGL Deduction		56,642
ASSESSED VALUE		518,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		467,490
TOTAL JUST VALUE		575,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36882	SFR	1,474	06/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1088	9/13/2021	WD	Q	I	01	530,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: PRUITT GREGORY A						
1359/2089	5/10/2018	WD	U	V	11	0
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S8 S8 W29 S8 W14 S34 E14 S1 E14 N5 E8 N8 E12 N3 E10 N43 $
FHS=[ORIG=30,0] E7 N11 E30 N19 W44 S19 E7 S11 $
FGR=[ORIG=-22,54] S15 E22 N26 W10 S3 W12 S8 $
FOP=[ORIG=-15,8] W43 S16 E14 N8 E29 N8 $
FOP=[ORIG=-44,59] S6 E22 N11 W8 S5 W14 $
.

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	0166	CONC,PAVMT	0	100	0	0	538.00	UT	2.00	2.00	100	2019	2019	3	100	1,076	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,376

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.41 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS