LOT 19 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

ECHEVARRIA JUAN A CRUZ/MARTINEZ MELISSA M LOPEZ
12833 NW 13TH LANE
NEWBERRY, FL 32669

2027

03-4S-16-02731-019

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	13	LAM/VNLPLK 100
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
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

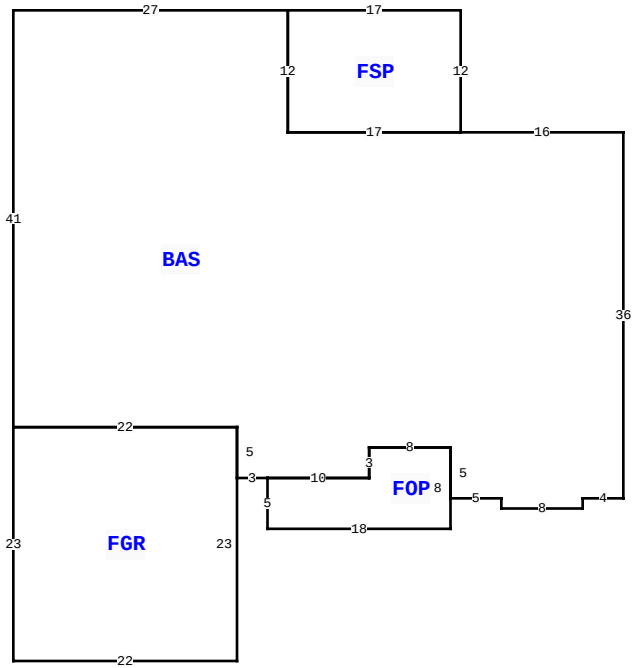
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100		2,272	315,320
FGR	506	55		278	38,582
FOP	114	30		34	4,719
FSP	204	40		82	11,380
TOTALS	3,096			2,666	370,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,666	120.7360	146.09	389,476	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2026 Heated Area: 2272 HX Base Yr



197 SW BELLFLOWER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	370,002
TOTAL MARKET OB/XF VALUE	4,083
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	412,585
SOH/AGL Deduction	0
ASSESSED VALUE	412,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,585
TOTAL JUST VALUE	412,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37868	SFR	0	03/11/2020
37868	SFR	1,061	03/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/437	9/24/2021	WD	Q	I	01	410,000
GRANTOR: PHAM MAI TRINH THI						
GRANTEE: ECHEVARRIA JUSN A C						
1413/1465	6/15/2020	WD	Q	I	01	329,500
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: MAI TRINH THI PHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W17 N12 W27 S41 E22 S5 E3 E10 N3 E8 S5 E5 S1 E8 N1 E4 N36 $
FGR=[ORIG=-60,29] S23 E22 N23 W22 $
FSP=[ORIG=-16,0] N12 W17 S12 E17 $
FOP=[ORIG=-35,34] S5 E18 N8 W8 S3 W10 $
.

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	0	0	0	570.00	UT	2.25	2.25	100	2019	2019	3	100	1,283	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 4,083

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		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: 0.34 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS