LOT 21 PRESERVE AT LAUREL LAKE U

WD 1211-1258, WD 1248-2792, WD 1

ALLEN MICHAEL D/PROVEAUX BETTY A
227 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-021

BUILDING CHARACTERISTICS

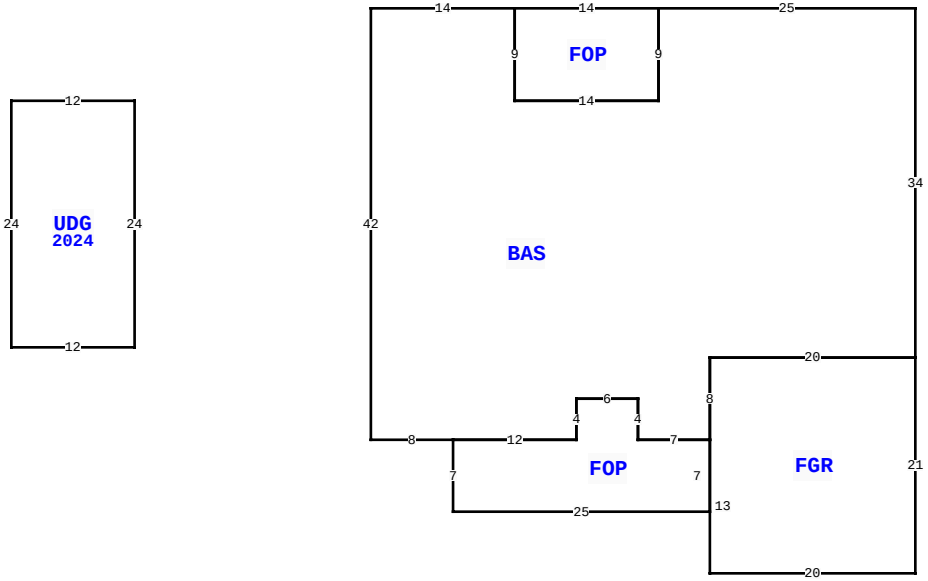
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,916	100		1,916	261,434
FGR	420	55		231	31,519
FOP	126	30		38	5,185
FOP	199	30		60	8,187
UDG	288	55	2024	158	21,558
TOTALS	2,949			2,403	327,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	131.1200	158.66	381,260	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2021 Heated Area: 1916 HX Base Yr 2021



227 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	100	0	0	904.00	UT	2.00	2.00	100	2011	2011	3	100	1,808	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		327,884
TOTAL MARKET OB/XF VALUE		2,108
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		368,492
SOH/AGL Deduction		86,102
ASSESSED VALUE		282,390
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,979
TOTAL JUST VALUE		368,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048563	Solar Power Syste	45,000	11/02/2023
000043255	Solar Power Syste	28,500	11/29/2021
29274	SFR	772	03/25/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1413/2105	6/17/2020	WD	Q	I	01	285,000
GRANTOR: JAKE & HEATHER DUNWOR						
GRANTEE: MICHAEL D ALLEN & B						
1389/1908	7/22/2019	WD	Q	I	01	264,000
GRANTOR: KELTON AUBREY & ANGEL						
GRANTEE: JAKE & HEATHER DUNW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S9 W14 N9 W14 S42 E8 E12 N4 E6 S4 E7 N8 E20 N34 $
FGR=[ORIG=-20,42] S13 E20 N21 W20 S8 $
FOP=[ORIG=-45,42] S7 E25 N7 W7 N4 W6 S4 W12 $
FOP=[ORIG=-25,0] W14 S9 E14 N9 $
UDG=[YR=2024;ORIG=-88,9] E12 S24 W12 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,108

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 12/11/2023 BY KS Total Acres: 0.40 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS