LOT 27 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

BIAMONTE ROBERT/BIAMONTE SANDRA
355 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-027

BUILDING CHARACTERISTICS

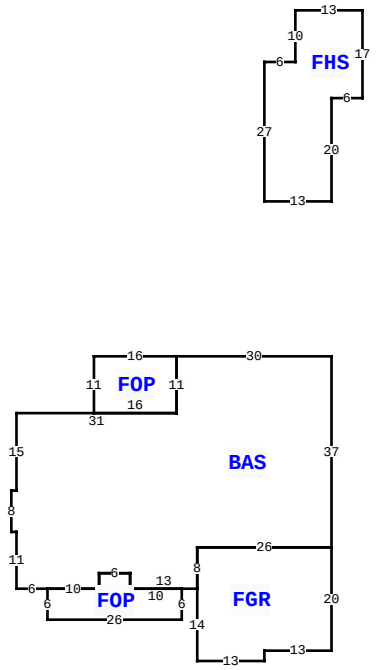
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,186	100		2,186	304,524
FGR	546	55		300	41,792
FHS	523	60		314	43,742
FOP	174	30		52	7,244
FOP	176	30		53	7,383
TOTALS	3,605			2,905	404,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,905	125.1431	151.42	439,875	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 2709 HX Base Yr 2022



355 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	404,685
TOTAL MARKET OB/XF VALUE	9,054
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	452,239
SOH/AGL Deduction	55,130
ASSESSED VALUE	397,109
TOTAL EXEMPTION VALUE	HX HB 13 397,109
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	452,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048458	Electrical Servic	0	10/23/2023
34631	SFR	1,016	11/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/411	5/25/2021	WD	Q	I	01	403,000
GRANTOR: RODER ARRI ANN SIMQUE						
GRANTEE: BIAMONTE ROBERT						
1437/683	5/07/2021	WD	U	I	30	100
GRANTOR: RODER KENNETH R						
GRANTEE: SIMQUE ARRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W16 S11 E16 N11$ S11 W31 S15 W1 S8 E1 S11 E6
FOP= S6 E26 N6 W10 N3 W6 S3 W10$ E10 N3 E6 S3 E13 FGR= S14
E13 N2 E13 N20 W26 S8$ N8 E26 N37$ PTR= N30 FHS= N20 E6 N17
W13 S10 W6 S27 E13$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,077.00	UT	2.00	2.00	100	2017	2017	3	100	2,154	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,054

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 12/02/2024 BY SYS Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS