LOT 28 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

MELGAARD ROBERT TRAVIS/MELGAARD JESSICA STALNAKER
371 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-028

BUILDING CHARACTERISTICS

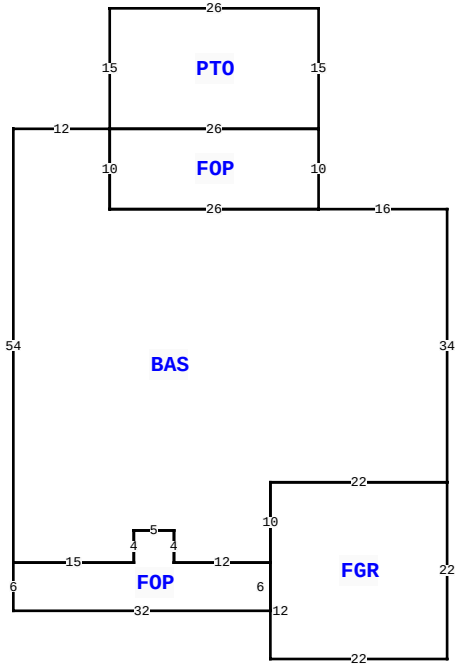
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,256	100		2,256	311,734
FGR	484	55		266	36,756
FOP	212	30		64	8,844
FOP	260	30		78	10,778
PTO	390	5		20	2,764
TOTALS	3,602			2,684	370,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,684	121.4906	147.00	394,548	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2256 HX Base Yr 2021



371 SW BELLFLOWER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	370,875
TOTAL MARKET OB/XF VALUE	1,808
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	411,183
SOH/AGL Deduction	104,307
ASSESSED VALUE	306,876
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	255,465
TOTAL JUST VALUE	411,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36971	SFR	1,106	07/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/0778	3/17/2020	WD	Q	I	01	325,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: ROBERT TRAVIS & JES						
1360/2557	5/24/2018	WD	U	V	30	0
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 PTO= N15 W26 S15 E26$ W26 S10 E26$ W26 N10 W12 S54 FOP= S6 E32 N6 W12 N4 W5 S4 W15$ E15 N4 E5 S4 E12 FGR= S12 E22 N22 W22 S10$ N10 E22 N34$.

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	604.00	UT	2.00	2.00	100	2019	2019	3	100	1,208	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,808

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: 0.28 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS