LOT 30 PRESERVE AT LAUREL LAKE U
WD 1250-732, WD 1323-858, LE 158

THOMAS WILLIAM H/THOMAS DEBRA
417 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-030

BUILDING CHARACTERISTICS

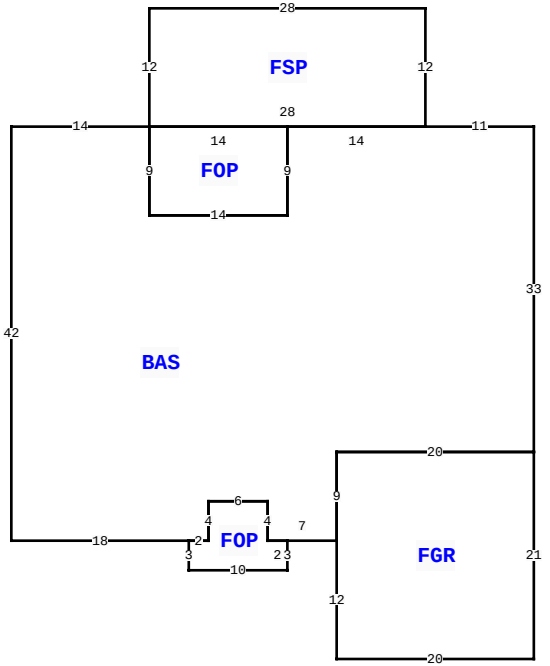
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,896	100		1,896	259,415
FGR	420	55		231	31,606
FOP	54	30		16	2,189
FOP	126	30		38	5,199
FSP	336	40		134	18,334
TOTALS	2,832			2,315	316,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	128.4976	155.48	359,936	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2017 Heated Area: 1896 HX Base Yr 2017



417 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0169	FENCE/WOOD	0	100	0	0	368.00	UT	10.50	10.50	100	2013	2013	3	100	3,864	
2	0166	CONC,PAVMT	0	100	0	0	746.00	UT	2.00	2.00	100	2013	2013	3	100	1,492	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		316,744
TOTAL MARKET OB/XF VALUE		6,856
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		362,100
SOH/AGL Deduction		121,460
ASSESSED VALUE		240,640
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,229
TOTAL JUST VALUE		362,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34652	ADDN SFR	125	11/14/2016
30859	SFR	724	03/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/2604	10/28/2026	LE	U	I	14	100
GRANTOR: THOMAS WILLIAM H (ENH						
GRANTEE: BOWDOIN ANGELA LEIG						
1323/0858	8/26/2016	WD	Q	I	01	227,000
GRANTOR: RYAN S COOPER						
GRANTEE: WILLIAM H & DEBRA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W28 S12 E28$ W14 FOP= W14 S9 E14N9$ S9 W14 N9 W14 S42 E18 FOP= S3 E10 N3 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E7 FGR= S12 E20 N21 W20 S9$ N9 E20 N33$.

LAND DESCRIPTION

TOTAL OB/XF 6,856

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