LOT 31 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

RESTREPO MARIA CAMILA/GONZALES JAN-KENNETH PADILLA
441 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-031

BUILDING CHARACTERISTICS

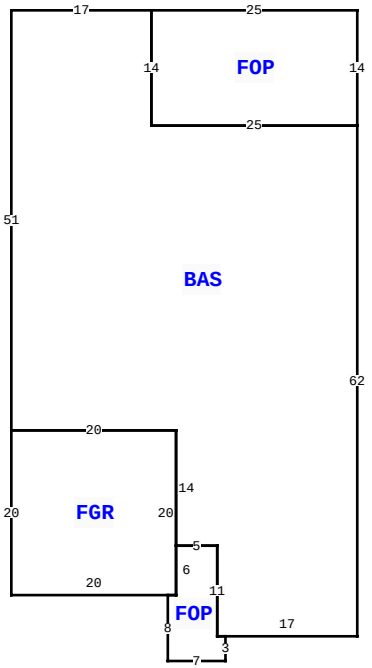
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,287	100		2,287	319,909
FGR	400	55		220	30,774
FOP	81	30		24	3,357
FOP	350	30		105	14,688
TOTALS	3,118			2,636	368,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,636	118.2720	145.71	384,092	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2287 HX Base Yr 2022



441 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	480.00	UT	3.00	3.00	100	2022	2021		100	1,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	368,728
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	408,668
SOH/AGL Deduction	63,717
ASSESSED VALUE	344,951
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	288,540
TOTAL JUST VALUE	408,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39877	SFR	0	06/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/376	8/02/2021	WD	Q	I	01	364,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: RESTREPO MARIA CAMI						
1360/2557	5/24/2018	WD	U	V	30	0
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-10] W17 S51 E20 S14 E5 S11 E17 N62 W25 N14 $
FGR=[ORIG=-17,41] E20 S20 W20 N20 $
FOP=[ORIG=0,-10] E25 S14 W25 N14 $
FOP=[ORIG=2,61] S8 E7 N3 W1 N11 W5 S6 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,440

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: 0.41 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 07/02/2026 BY SYS