LOT 34 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 14

DANG TRIEU H/VUONG QUYEN B
505 SW BELLFLOWER DR
LAKE CITY, FL 32024

**2027**

**03-4S-16-02731-034**

## BUILDING CHARACTERISTICS

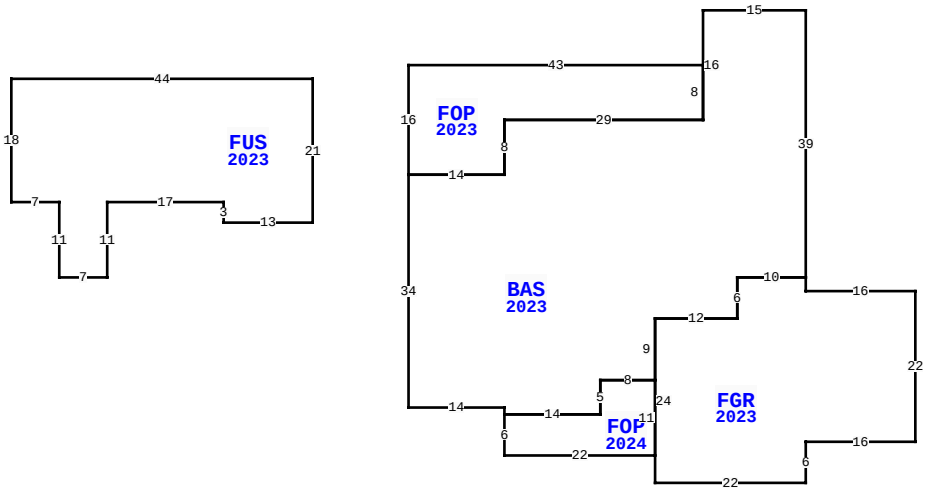
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,200 | 100 | 2023 | 2,200 | 308,576 |
| FGR | 940 | 55 | 2023 | 517 | 72,515 |
| FOP | 456 | 30 | 2023 | 137 | 19,216 |
| FOP | 172 | 30 | 2024 | 52 | 7,293 |
| FUS | 908 | 100 | 2023 | 908 | 127,358 |
| TOTALS | 4,676 | | | 3,814 | 534,959 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,814 | 119.5040 | 144.60 | 551,504 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 3108 HX Base Yr 2023




505 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 | 520.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 1,560 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 534,959 |
| TOTAL MARKET OB/XF VALUE | | 1,560 |
| TOTAL LAND VALUE - MARKET | | 38,500 |
| TOTAL MARKET VALUE | | 575,019 |
| SOH/AGL Deduction | | 6,461 |
| ASSESSED VALUE | | 568,558 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 517,147 |
| TOTAL JUST VALUE | | 575,019 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 584,749 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042662 | New Residential C | 230,000 | 08/31/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1478/253 | 10/21/2022 | WD | Q | I | 01 | 630,400 |
| GRANTOR: THE PRESERVES AT LAUR | | | | | | |
| GRANTEE: DANG TRIEU H | | | | | | |
| 1435/1469 | 4/20/2021 | WD | U | V | 11 | 100 |
| GRANTOR: CORNERSTONE HOMES OF | | | | | | |
| GRANTEE: THE PRESERVES AT LA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-20] W15 S16 W29 S8 W14 S34 E14 S1 E14 N5 E8 N9 E12 N6 E10 N39 $
FGR=[YR=2023;ORIG=36,21] W16 N2 W10 S6 W12 S24 E22 N6 E16 N22 $
FUS=[YR=2023;ORIG=-52,-10] W44 S18 E7 S11 E7 N11 E17 S3 E13 N21 $
FOP=[YR=2023;ORIG=5,-12] W43 S16 E14 N8 E29 N8 $
FOP=[YR=2024;ORIG=-2,34] W8 S5 W14 S6 E22 N11 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,560

| 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 HC Total Acres: 0.36 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS