LOT 35 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 15

CHEN YONG
525 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-035

BUILDING CHARACTERISTICS

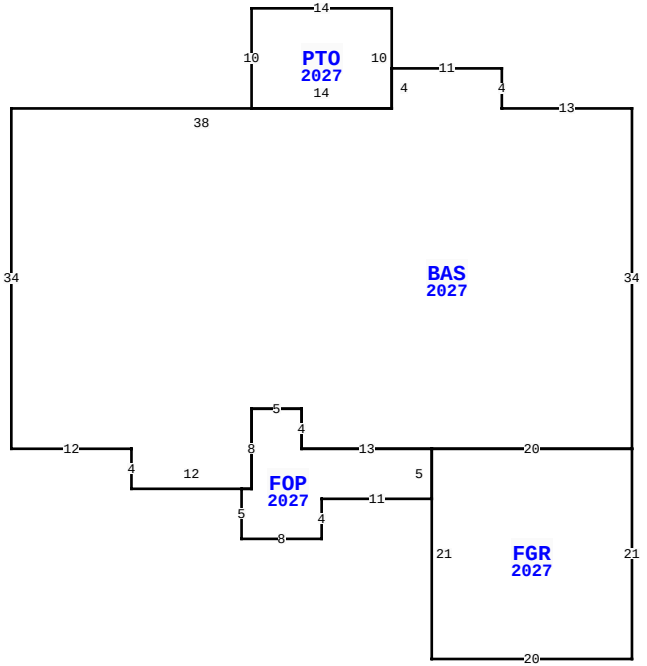
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	05	05
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	2,180	100	2027	2,180	289,526
FGR	420	55	2027	231	30,679
FOP	143	30	2027	43	5,711
PTO	140	5	2027	7	930
TOTALS	2,883			2,461	326,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,461	109.7600	132.81	326,845	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2180 HX Base Yr



525 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	326,845
TOTAL MARKET OB/XF VALUE	1,610
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	366,955
SOH/AGL Deduction	0
ASSESSED VALUE	366,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,955
TOTAL JUST VALUE	366,955
NCON VALUE	328,455
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054617	New Residential C	304,000	12/03/2025
000054304	Right-of-Way Acce		10/23/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/65	10/13/2026	WD	Q	I	01	400,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: CHEN YONG						
1533/2258	2/20/2025	WD	Q	V	05	350,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=9,-20] W13 N4 W11 S4 W38 S34 E12 S4 E12 N8 E5 S4 E13 E20 N34 $
PTO=[YR=2027;ORIG=-29,-30] E14 S10 W14 N10 $
FGR=[YR=2027;ORIG=-11,14] E20 S21 W20 N21 $
FOP=[YR=2027;ORIG=-11,14] W13 N4 W5 S8 W1 S5 E8 N4 E11 N5 $
.

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	0	0	0	460.00	UT	3.50	3.50	100	2027	2026		100	1,610	

TOTAL OB/XF 1,610

LAND DESCRIPTION

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 05/08/2025 BY TP Total Acres: 0.37 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS