LOT 36 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1279-1533, TR 1

STEWART ROGER D LIVING TRUST DATED JANUARY 25, 196
PO BOX 1213
LAKE CITY, FL 32056

2027

03-4S-16-02731-036

BUILDING CHARACTERISTICS

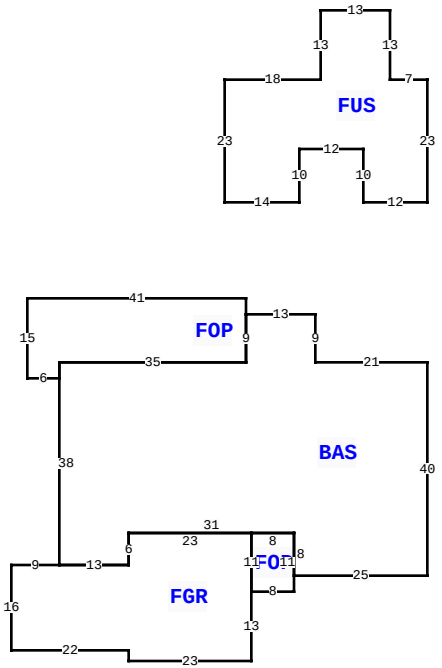
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,603	100		2,603	351,874
FGR	904	55		497	67,184
FOP	88	30		26	3,515
FOP	510	30		153	20,683
FUS	923	100		923	124,772
TOTALS	5,028			4,202	568,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,202	124.1348	150.20	631,140	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2023 Heated Area: 3526 HX Base Yr



551 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	568,026
TOTAL MARKET OB/XF VALUE	3,408
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	609,934
SOH/AGL Deduction	0
ASSESSED VALUE	609,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,934
TOTAL JUST VALUE	609,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32093	SFR	1,401	07/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1338	7/27/2026	QC	U	I	11	100
GRANTOR: STEWART ROGER D						
GRANTEE: STEWART ROGER D LIV						
1463/2047	4/05/2022	TR	U	I	11	100
GRANTOR: STEWART CAROL L LIVIN						
GRANTEE: STEWART ROGER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N9 W13 FOP= N3 W41 S15 E6 N3 E35 N9$ S9 W35 S38 FGR= W9 S16 E22 S2 E23 N13 FOP= E8 N11 W8 S11$ N11 W23 S6 W13$ E13 N6 E31 S8 E25 N40$ PTR= N30 FUS= N23 W7 N13 W13 S13 W18 S23 E14 N10 E12 S10 E12$ S30$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,104.00	UT	2.00	2.00	100	2015	2015	3	100	2,208	

LAND DESCRIPTION

TOTAL OB/XF 3,408

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 09/22/2023 BY KS Total Acres: 0.48 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS