LOT 40 PRESERVE AT LAUREL LAKE U

WD 1260-2080, WD 1300-369, WD 13

PATTERSON BEUFORD L/PATTERSON JUDITH L
P O BOX 488
LAKE CITY, FL 32024

2027

03-4S-16-02731-040

BUILDING CHARACTERISTICS

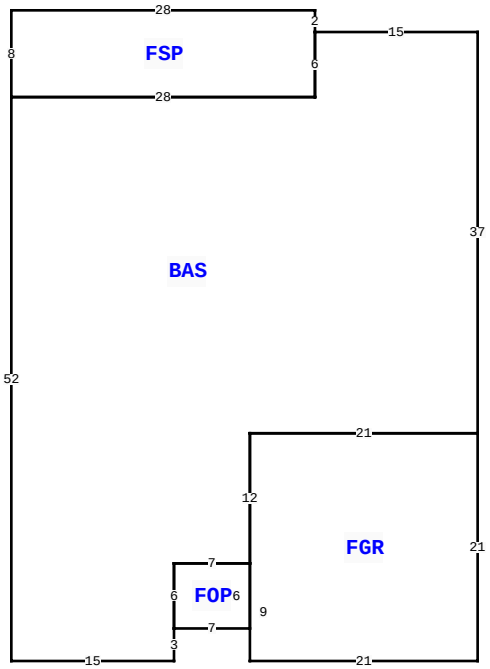
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,822	100		1,822	249,156
FGR	441	55		243	33,230
FOP	42	30		13	1,777
FSP	224	40		90	12,308
TOTALS	2,529			2,168	296,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	122.8392	148.64	322,252	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2021 Heated Area: 1822 HX Base Yr 2021



605 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	0166	CONC,PAVMT	0	100	0	0	667.00	UT	2.00	2.00	100	2017	2017	3	100	1,334	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,472
TOTAL MARKET OB/XF VALUE		1,334
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		336,306
SOH/AGL Deduction		103,702
ASSESSED VALUE		232,604
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,193
TOTAL JUST VALUE		336,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35387	SFR	888	06/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0101	7/27/2020	WD	Q	I	01	265,000
GRANTOR: GERALD E CARTER JR						
GRANTEE: BEUFORD L & JUDITH						
1354/0455	2/23/2018	WD	Q	I	01	244,900
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: GERALD E CARTER JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S6 W28 S52 E15 N3 N6 E7 N12 E21 N37 $
FGR=[ORIG=-21,49] S9 E21 N21 W21 S12 $
FSP=[ORIG=-15,0] N2 W28 S8 E28 N6 $
FOP=[ORIG=-28,55] E7 N6 W7 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,334

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: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS