LOT 41 PRESERVE AT LAUREL LAKE U

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

RAULERSON ERIKA
619 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-041

BUILDING CHARACTERISTICS

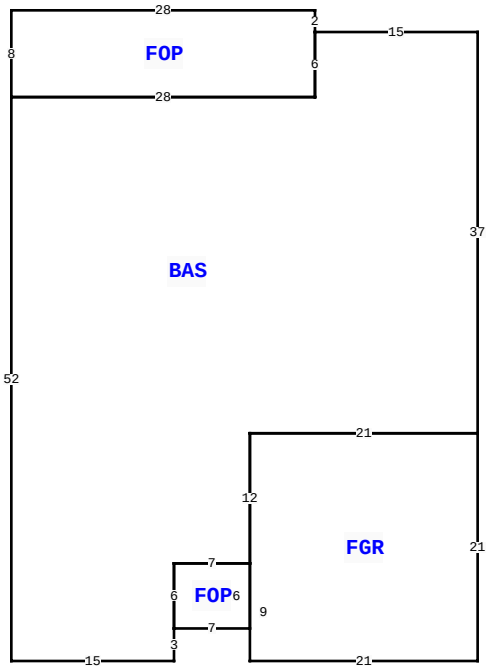
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	248,486
FGR	441	55		243	33,140
FOP	42	30		13	1,773
FOP	224	30		67	9,137
TOTALS	2,529			2,145	292,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	122.5125	148.24	317,975	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 1822 HX Base Yr 2022



619 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	603.00	UT	2.00	2.00	100	2017	2017	3	100	1,206	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,537
TOTAL MARKET OB/XF VALUE		1,606
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		332,643
SOH/AGL Deduction		24,796
ASSESSED VALUE		307,847
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,436
TOTAL JUST VALUE		332,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35373	SFR	888	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/202	4/26/2021	WD	Q	I	01	287,000
GRANTOR: BRYAN DERREK &						
GRANTEE: RAULERSON ERIKA						
1355/1002	3/13/2018	WD	Q	I	01	250,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: DERREK & CAROLINE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N2 W28 S8 E28 N6$ S6 W28 S52 E15 N3 FOP= E7 N6 W7 S6$ N6 E7 FGR= S9 E21 N21 W21 S12$ N12 E21 N37$.

LAND DESCRIPTION

TOTAL OB/XF 1,606

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