LOT 43 PRESERVE AT LAUREL LAKE U

WD 1143-419, WD 1200-2173, WD 13

MALLORY LEE E/MALLORY THEODOSIA QUILLER
651 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-043

BUILDING CHARACTERISTICS

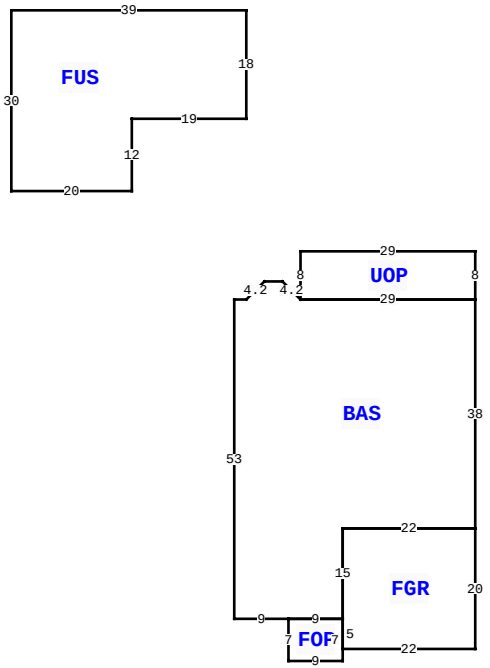
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,808	100		1,808	211,602
FGR	440	55		242	28,322
FOP	63	30		19	2,224
FUS	942	100		942	110,248
UOP	232	20		46	5,384
TOTALS	3,485			3,057	357,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,057	124.6476	150.82	461,057	2009	2009	0	0	0	22.40	77.60

1 SINGLE FAM 100% - 2018 Heated Area: 2750 HX Base Yr 2018



651 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		357,780
TOTAL MARKET OB/XF VALUE		4,485
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		400,765
SOH/AGL Deduction		91,089
ASSESSED VALUE		309,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,265
TOTAL JUST VALUE		400,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26823	SFR	938	03/05/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/2329	6/29/2017	WD	Q	I	01	319,000
GRANTOR: MICHAEL B PAPHIDES &						
GRANTEE: LEE E & THEODOSIA Q						
1200/2173	8/30/2010	WD	Q	I	01	235,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: MICHAEL B & HOLLY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 S53 E9 FOP= S7 E9 N7 W9$ E9 FGR= S5 E22 N20 W22 S15$ N15 E22 N38 UOP= N8 W29 S8 E29$ W29 L3 U3 W3 D3 L3 $ PTR= N30 FUS= N18 W39 S30 E20 N12 E19$ 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	0166	CONC,PAVMT	0	100	0	0	724.00	UT	2.50	2.50	100	2009	2009	3	100	1,810	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,900.00	2,900.00	75	2014	2014	3	75	2,175	
3	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,485

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