LOT 45 PRESERVE AT LAUREL LAKE U
WD 1136-2221,WD 1202-779, WD 125

WEEKLEY DANA MICHELE
662 SW BELLFLOWER DR
LAKE CITY, FL 32024

**2027**

**03-4S-16-02731-045**

## 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 | 15 | HARDTILE 80 |
| Interior Floo | 14 | CARPET 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 | 06 | 06 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

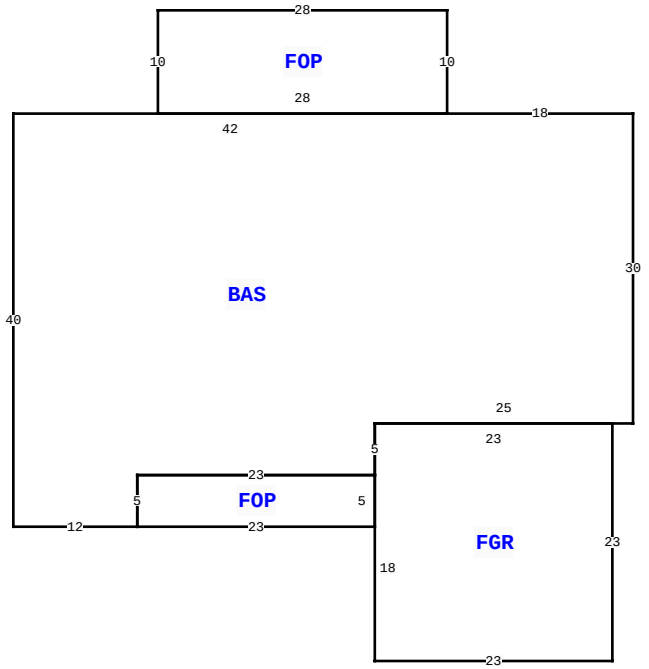
NEIGHBORHOOD/LOC 3416.0400 1.10/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,035 | 100 | | 2,035 | 272,723 |
| FGR | 529 | 55 | | 291 | 38,999 |
| FOP | 115 | 30 | | 34 | 4,557 |
| FOP | 280 | 30 | | 84 | 11,257 |
| TOTALS | 2,959 | | | 2,444 | 327,536 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,444 | 120.3867 | 145.67 | 356,017 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 2035 HX Base Yr




662 SW BELLFLOWER DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| 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 | 0 | 0 | 0 | 544.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 1,088 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2024 | 2023 | | 100 | 2,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 327,536 |
| TOTAL MARKET OB/XF VALUE | 3,088 |
| TOTAL LAND VALUE - MARKET | 38,500 |
| TOTAL MARKET VALUE | 369,124 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 369,124 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 369,124 |
| TOTAL JUST VALUE | 369,124 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 375,082 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056220 | Roof Replacement | 33,600 | 07/29/2026 |
| 34983 | SFR | 1,017 | 02/27/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1464/2049 | 4/18/2022 | WD | U | I | 30 | 221,000 |
| GRANTOR: WRIN-DICKS PATRICIA L | | | | | | |
| GRANTEE: WEEKLEY DANA MICHEL | | | | | | |
| 1418/1756 | 9/02/2020 | WD | Q | I | 01 | 275,000 |
| GRANTOR: BRANDON R & ASHLEY M | | | | | | |
| GRANTEE: PATRICIA L WRIN-DIC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 FOP= N10 W28 S10 E28$ W42 S40 E12 FOP= E23 N5 W23 S5$ N5 E23 FGR= S18 E23 N23 W23 S5$ N5 E25 N30 $.

## LAND DESCRIPTION

TOTAL OB/XF 3,088

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