LOT 47 PRESERVE AT LAUREL LAKE U

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

YARBROUGH RICKY B/YARBROUGH SHEILA J
614 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-047

BUILDING CHARACTERISTICS

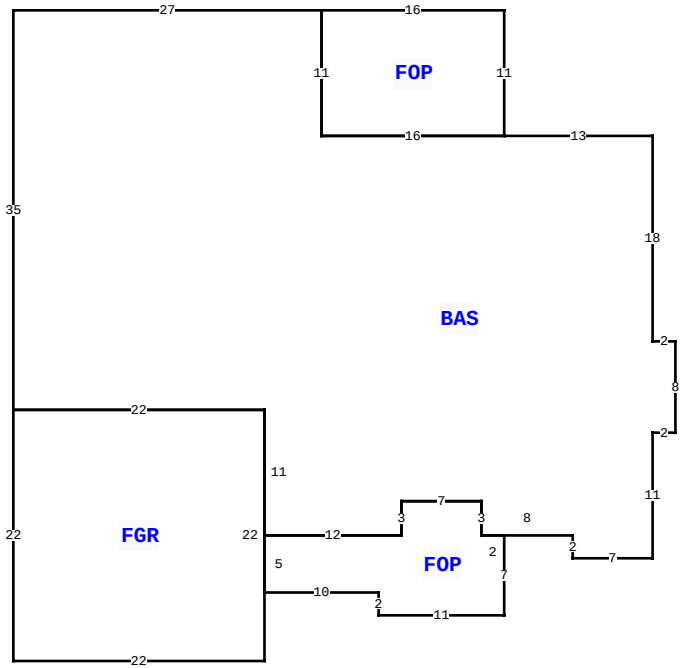
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,024	100		2,024	282,348
FGR	484	55		266	37,107
FOP	148	30		44	6,138
FOP	176	30		53	7,394
TOTALS	2,832			2,387	332,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	121.7502	150.00	358,050	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2024 HX Base Yr 2019



614 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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	2018	2018	3	100	160	
2	0166	CONC,PAVMT	0	100	0	0	1,294.00	UT	2.25	2.25	100	2018	2018	3	100	2,912	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,986
TOTAL MARKET OB/XF VALUE		8,172
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		379,658
SOH/AGL Deduction		106,304
ASSESSED VALUE		273,354
TOTAL EXEMPTION VALUE	HX HB 13	273,354
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		379,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048303	Electrical Servic	0	10/02/2023
36409	SFR	984	03/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0584	9/21/2018	WD	Q	I	01	273,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: RICKY B & SHEILA J						
1351/1121	1/10/2018	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N11 W16 S11 E16$ W16 N11 W27 S35 FGR= S22 E22 N22 W22$ E22 S11 FOP= S5 E10 S2 E11 N7 W2 N3 W7 S3 W12$ E12 N3 E7 S3 E8 S2 E7 N11 E2 N8 W2 N18$.

LAND DESCRIPTION

TOTAL OB/XF 8,172

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 12/02/2024 BY SYS Total Acres: 0.27 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/26/2026 BY SYS