LOT 49 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

STAMPER LINDA
P O BOX 113
LAKE CITY, FL 32056

2027

03-4S-16-02731-049

BUILDING CHARACTERISTICS

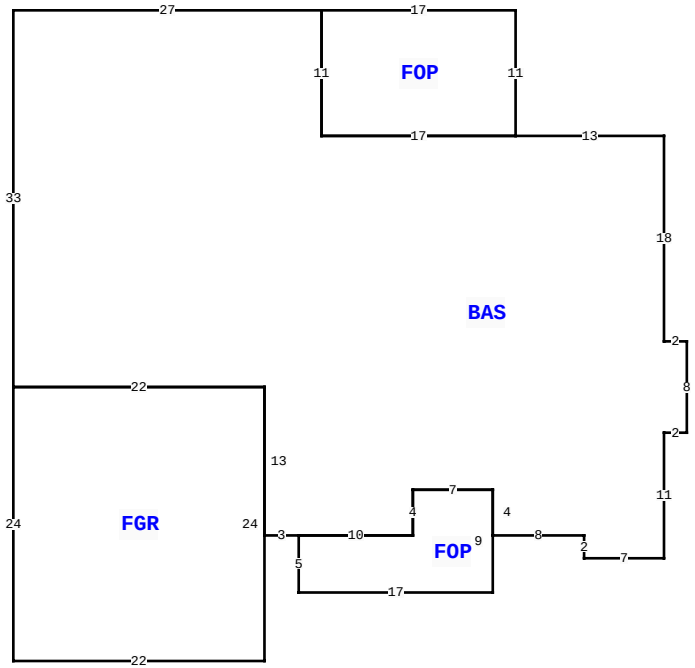
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,008	100		2,008	272,595
FGR	528	55		290	39,369
FOP	113	30		34	4,615
FOP	187	30		56	7,603
TOTALS	2,836			2,388	324,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,388	119.3544	144.42	344,875	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2008 HX Base Yr 2021



414 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		324,182
TOTAL MARKET OB/XF VALUE		1,212
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		363,894
SOH/AGL Deduction		125,382
ASSESSED VALUE		238,512
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		182,101
TOTAL JUST VALUE		363,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36876	SFR	984	06/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2142	2/26/2020	WD	Q	I	01	290,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: LINDA STAMPER						
1359/2089	5/10/2018	WD	U	V	11	0
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N11 W17 S11 E17$ W17 N11 W27 S33 FGR= S24 E22 N24 W22$ E22 S13 E3 FOP= S5 E17 N9 W7 S4 W10$ E10 N4 E7 S4 E8 S2 E7 N11 E2 N8 W2 N18$.

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	606.00	UT	2.00	2.00	100	2019	2019	3	100	1,212	

LAND DESCRIPTION

TOTAL OB/XF 1,212

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