LOT 50 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

STEPHENSON JAMES J/STEPHENSON DEBORAH
392 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-050

BUILDING CHARACTERISTICS

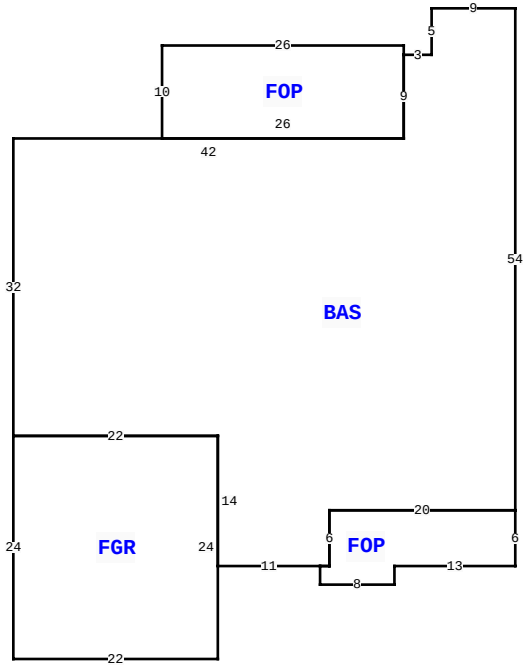
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,209	100		2,209	309,039
FGR	528	55		290	40,571
FOP	136	30		41	5,736
FOP	260	30		78	10,912
TOTALS	3,133			2,618	366,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,618	122.9998	148.83	389,637	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2027 Heated Area: 2209 HX Base Yr 2027



392 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	100	0	0	824.00	UT	2.00	2.00	100	2019	2019	3	100	1,648	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	366,259
TOTAL MARKET OB/XF VALUE	3,648
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	408,407
SOH/AGL Deduction	0
ASSESSED VALUE	408,407
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	356,996
TOTAL JUST VALUE	408,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056047	Generator		07/07/2026
36847	SFR	1,074	06/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2675	7/01/2026	WD	Q	I	01	460,000
GRANTOR: CANNON BRIAN						
GRANTEE: STEPHENSON JAMES J						
1376/0801	1/11/2019	WD	Q	I	01	302,800
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: BRIAN CANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S5 W3 FOP= N1 W26 S10 E26 N9$ S9 W42 S32 FGR= S24 E22 N24 W22$ E22 S14 E11 FOP= S2 E8 N2 E13 N6 W20 S6 W1$ E1 N6 E20 N54$.

LAND DESCRIPTION

TOTAL OB/XF 3,648

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 10/21/2026 BY TP Total Acres: 0.30 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS