LOT 51 PRESERVE AT LAUREL LAKE U

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

BULLOCK ROBERT JAMES III/BULLOCK RACHAEL CLAIRE
370 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-051

BUILDING CHARACTERISTICS

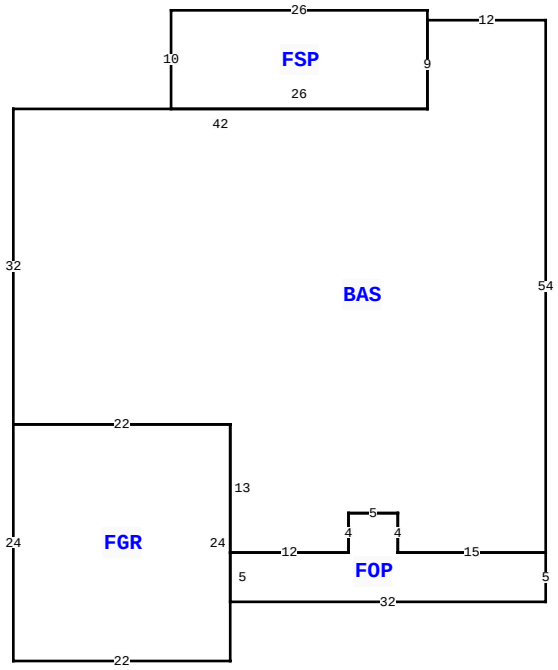
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	2,232	100		2,232	313,894
FGR	528	55		290	40,784
FOP	180	30		54	7,594
FSP	260	40		104	14,625
TOTALS	3,200			2,680	376,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,680	123.6466	149.61	400,955	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2232 HX Base Yr 2022



370 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,284	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	376,898
TOTAL MARKET OB/XF VALUE	3,784
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	419,182
SOH/AGL Deduction	29,089
ASSESSED VALUE	390,093
TOTAL EXEMPTION VALUE	HX HB 13 390,093
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	419,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36889	SFR	1,106	06/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1529	6/08/2021	WD	Q	I	01	375,000
GRANTOR: SANDOVAL JESUS MANUEL						
GRANTEE: BULLOCK ROBERT JAME						
1403/2264	1/17/2020	WD	Q	I	01	329,600
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: JESUS MANUEL & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S9 W42 S32 E22 S13 E12 N4 E5 S4 E15 N54 $
FGR=[ORIG=-54,41] S24 E22 N24 W22 $
FSP=[ORIG=-12,0] N1 W26 S10 E26 N9 $
FOP=[ORIG=-32,54] S5 E32 N5 W15 N4 W5 S4 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,784

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 11/16/2026 BY SYS