LOT 53 PRESERVE AT LAUREL LAKE U
WD 1260-1280, WD 1300-369, WD 14

JOHNSON STUART M/JOHNSON MELINDA J
336 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-053

BUILDING CHARACTERISTICS

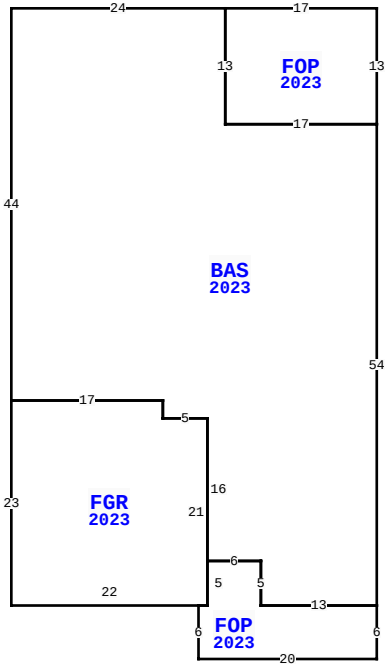
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,000	100	2023	2,000	288,866
FGR	496	55	2023	273	39,431
FOP	150	30	2023	45	6,500
FOP	221	30	2023	66	9,532
TOTALS	2,867			2,384	344,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	123.0570	148.90	354,978	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2000 HX Base Yr 2023



336 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	360.00	UT	3.00	3.00	100	2023	2022		100	1,080	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	3,600.00	3,600.00	100	2024	2023		100	3,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		344,329
TOTAL MARKET OB/XF VALUE		4,680
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		387,509
SOH/AGL Deduction		62,621
ASSESSED VALUE		324,888
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,477
TOTAL JUST VALUE		387,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042415	New Residential C	240,000	07/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2702	5/27/2022	WD	Q	I	01	410,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: JOHNSON STUART M						
1432/1149	3/12/2021	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-9] W24 S44 E17 S2 E5 S16 E6 S5 E13 N54 W17 N13 $
FGR=[YR=2023;ORIG=13,35] W17 S23 E22 N21 W5 N2 $
FOP=[YR=2023;ORIG=37,-9] W17 S13 E17 N13 $
FOP=[YR=2023;ORIG=37,58] W13 N5 W6 S5 W1 S6 E20 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,680

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 01/31/2023 BY TW Total Acres: 0.30 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS