LOT 147 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1300-369, WD 14

XIE ZHIXIANG/YU QING
220 SW BELLFLOWER DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-147

BUILDING CHARACTERISTICS

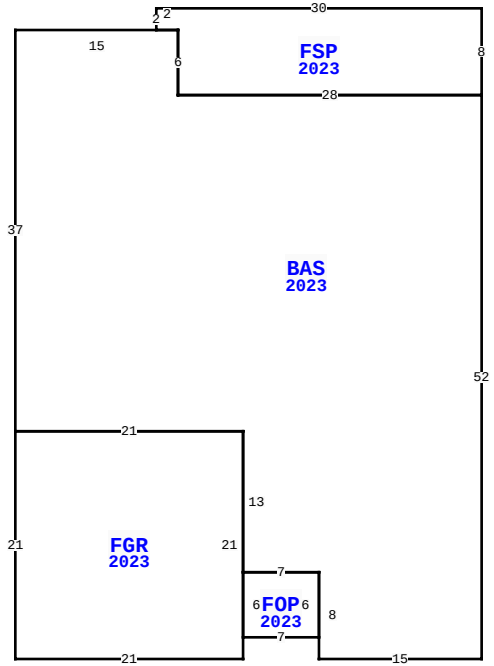
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,829	100	2023	1,829	273,766
FGR	441	55	2023	243	36,372
FOP	42	30	2023	13	1,946
FSP	228	40	2023	91	13,621
TOTALS	2,540			2,176	325,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	123.0570	154.31	335,779	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 50% - 2024 Heated Area: 1829 HX Base Yr 2024



220 SW BELLFLOWER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,706
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		365,646
SOH/AGL Deduction		2,841
ASSESSED VALUE		362,805
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		311,394
TOTAL JUST VALUE		365,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043302	New Residential C	320,000	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/1476	11/16/2022	WD	Q	V	01	415,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: XIE ZHIXIANG						
1438/786	5/20/2021	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVES AT LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W28 N6 W15 S37 E21 S13 E7 S8 E15 N52 $
FGR=[YR=2023;ORIG=37,41] E21 S21 W21 N21 $
FSP=[YR=2023;ORIG=80,2] W30 S2 E2 S6 E28 N8 $
FOP=[YR=2023;ORIG=58,54] E7 S6 W7 N6 $
.

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	50	0	0	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	50		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/23/2023 BY KS Total Acres: 0.28 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/13/2026 BY SYS