LOTS 1 & 2 BLOCK C WESTWOOD ACRE
368-157, DC 1431-1579, WD 1431-1

BELLINGER MAGARITA N/GEE DAVID N
2401 COLLINS AVE APT 1509
MIAMI BEACH, FL 33140

2027

04-4S-16-02759-000

BUILDING CHARACTERISTICS

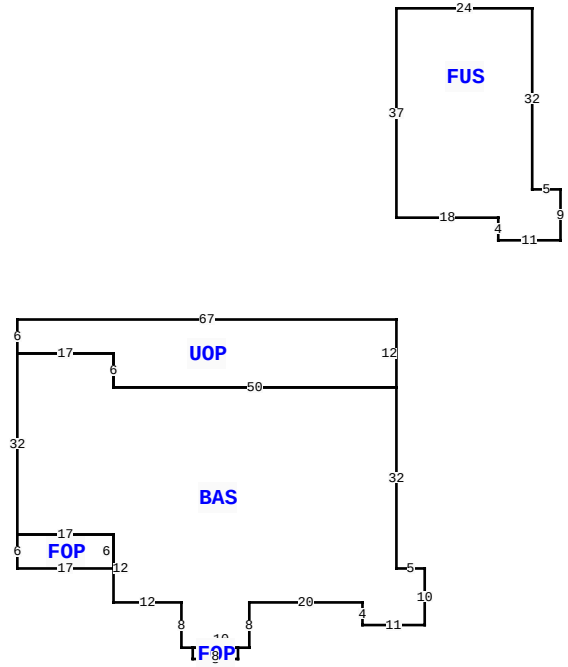
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100		2,614	186,391
FOP	16	30		5	357
FOP	102	30		31	2,211
FUS	957	100		957	68,239
UOP	702	20		140	9,983
TOTALS	4,391			3,747	267,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,747	99.7315	109.70	411,046	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 3571 HX Base Yr



160 SW RAY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0020	BARN,FR	0	0	32	56	1,792.00	UT	11.00	11.00	100	2006	2006	3	100	19,712	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	
5	0280	POOL R/CON	0	0	18	36	648.00	UT	70.00	70.00	100	2025	2024		98	44,453	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	267,180
TOTAL MARKET OB/XF VALUE	68,265
TOTAL LAND VALUE - MARKET	30,525
TOTAL MARKET VALUE	365,970
SOH/AGL Deduction	0
ASSESSED VALUE	365,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,970
TOTAL JUST VALUE	365,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050193	Swimming Pool and	45,000	06/24/2024
21293	GARAGE	75	11/25/2003
15228	SFR	450	03/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1582	3/01/2021	WD	Q	I	01	329,000

GRANTOR: ANDERSON MARY J

GRANTEE: BELLINGER MAGARITA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 N6 W17 S32 FOP= S6 E17 N6 W17$ E17 S12 E12 S8 E2
FOP= S2 E8 N2 W8$ E10 N8 E20 S4 E11 N10 W5 N32$ UOP= N12 W67
S6 E17 S6 E50$ PTR= N30 FUS= E18 S4 E11 N9 W5 N32 W24 S37$
S30$.

LAND DESCRIPTION

TOTAL OB/XF 68,265

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	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							
2	9600	C	WASTELAND	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525							

REVIEW DATE 03/05/2026 BY robin Total Acres: 6.00 Total Land Value: 30,525 Market: 0 Agricultural: 0 Common: 30,525 PRINTED 11/17/2026 BY SYS