E1/2 OF SE1/4.

850-1443, WD 1053-2614, WD 1067-

DUARTE DIOGENES E/DUARTE THERESA A
673 SW BELLFLOWER DR
LAKE CITY, FL 32024

2027

04-4S-16-02767-000

BUILDING CHARACTERISTICS

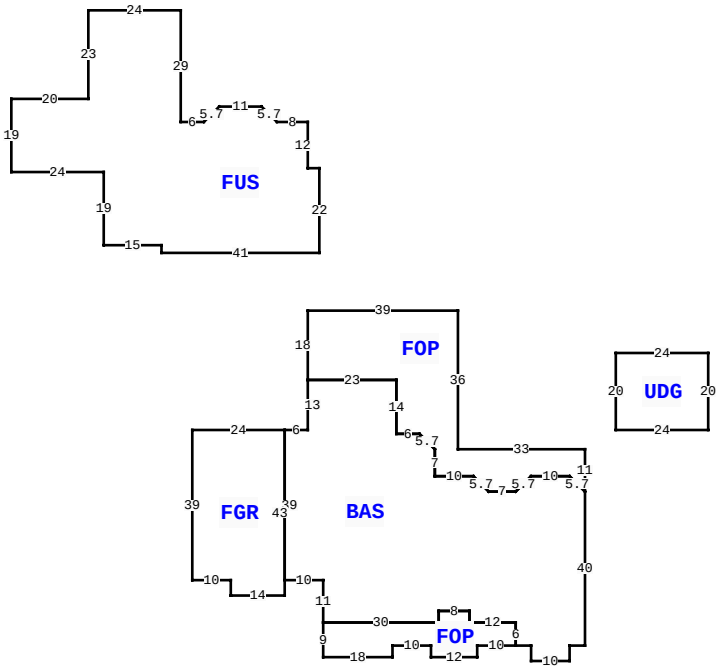
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		7 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	09	09
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,675	100		3,675	575,129
FGR	992	55		546	85,448
FOP	414	30		124	19,406
FOP	1,283	30		385	60,251
FUS	3,026	100		3,026	473,562
UDG	480	55		264	41,316
TOTALS	9,870			8,020	1,255,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	8,020	159.8552	175.84	1,410,237	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 6701 HX Base Yr 2015



673 SW BELLFLOWER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,255,111
TOTAL MARKET OB/XF VALUE	121,278
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	1,437,264
SOH/AGL Deduction	397,941
ASSESSED VALUE	1,039,323
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	987,912
TOTAL JUST VALUE	1,816,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,839,230

SALE:1:1: FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31746	POOL	215	02/13/2014
31037	SFR	2,518	05/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/1154	8/06/2012	WD	U	V	12	248,000
GRANTOR: COLUMBIA BANK						
GRANTEE: DIOGENES & THERESA						
1213/2388	4/15/2011	WD	U	V	12	560,000
GRANTOR: CND PARTNERS LLC						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FGR= W24 S39 E10 S4 E14 N43$ S39 E10 S11 FOP= S9 E18N3 E10 S3 E12 N3 E10 N6 W12 N3 W8 S3 W30$ E30 N3 E8 S3 E12 S6 E4 S4 E10 N4 E4 N40 FOP= N11 W33 N36 W39 S18 E23 S14 E6 D4 R4 S7 E10 D4 R4 E7 R4 U4 E10 D4 R4 $ L4 U4 W10 D4 L4 W7 L4 U4 W10 N7 L4 U4 W6 N14 W23 S13$ PTR= N80 FUS= W8 L4 U4 W11 D4 L4 W6 N29 W24 S23 W20 S19 E24 S19 E15 S2 E41 N22 W3 N12$ S80$ PTR= E80 UDG= E24 N20 W24 S20$ W80$.

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	5,251.00	UT	2.00	2.00	100	2014	2014	3	100	10,502	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	0260	PAVEMENT-A	0	100	12	2754	33,048.00	UT	1.30	1.30	100	2014	2014	3	100	42,962	
4	0280	POOL R/CON	0	100	22	34	748.00	UT	70.00	70.00	100	2014	2014	3	76	39,794	
5	0261	PRCH, UOP	0	100	10	26	260.00	UT	7.00	7.00	100	2014	2014	3	100	1,820	
6	0300	TENNIS CRT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	25,000	

LAND DESCRIPTION

TOTAL OB/XF 121,278

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		RSF-2	0.00	0.00	5.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	27,500							
2	5500	A	TIMBER 2	0		RSF-2	0.00	0.00	75.00	AC		1.00	1.00	1.00	445.00	445.00	33,375							
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	75.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	412,500							

REVIEW DATE 10/11/2023 BY KS Total Acres: 80.00 Total Land Value: 60,875 Market: 412,500 Agricultural: 33,375 Common: 27,500 PRINTED 11/17/2026 BY SYS