

(AKA PRCL #6 BELL LAKE UNR):  
 COMM SW COR OF SE1/4, RUN N 10 F  
 64.75 FT TO N R/W OF RD, E ALONG

PITTS ROBERT H III/PITTS LISA C  
 P O BOX 818  
 WELLBORN, FL 32094

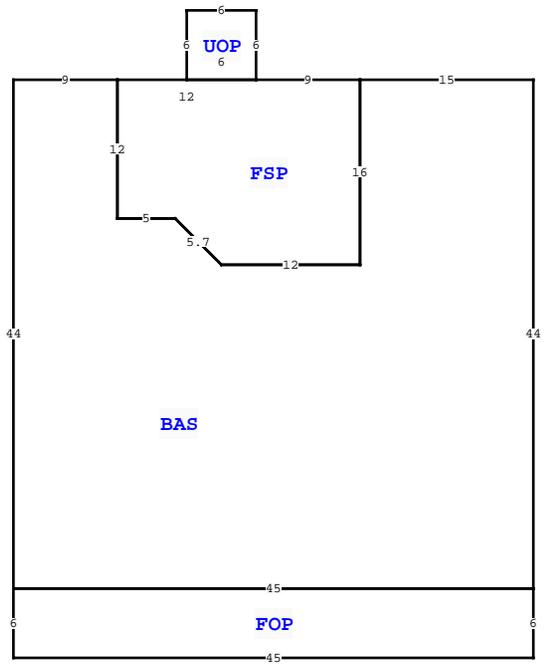
2026

23-3S-15-00187-009



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,883	115.6000	131.78	248,142	1997	1997	0	0	30.80	69.20	
1 SINGLE FAM			100% - 1998	Heated Area: 1672			HX Base Yr 1998					



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC		23315.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	152,473
FOP	270	30		81	7,386
FSP	308	40		123	11,217
UOP	36	20		7	638
<b>TOTALS</b>	<b>2,286</b>			<b>1,883</b>	<b>171,714</b>

522 NW BELL LAKE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/06/2022
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	0294	SHED WOOD/	0	100	20	20		1.00	UT 0.00				3	100	2,000	

TOTAL OB/XF 2,000

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.70	17,000.00	28,900.00	28,900							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			171,714	
TOTAL MARKET OB/XF VALUE			2,000	
TOTAL LAND VALUE - MARKET			28,900	
TOTAL MARKET VALUE			202,614	
SOH/AGL Deduction			58,443	
ASSESSED VALUE			144,171	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			92,760	
TOTAL JUST VALUE			202,614	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			202,286	

SALE:1:1: 140 FF BELL LAKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11403	SFR	260	07/11/1996
11216	PUMP/UTPOL	30	05/29/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1588	5/16/2025	LE	U	I	14	100
GRANTOR: PITTS ROBERT H III						
GRANTEE: PITTS ROBERT H III						
0790/1389	5/16/1994	WD	Q	V		22,500
GRANTOR: EMORY, LINDA & WESLEY						
GRANTEE: ROBERT H PITTS III						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W15 FSP= W9 UOP= N6 W6S6 E6\$ W12 S12 E5 R4 D4 E12 N16\$ S16 W12 U4 L4 W5 N12 W9S44 FOP= S6 E45 N6 W45\$ E45 N44\$.