BEG SE COR LOT 4 BLOCK C SOUTHWO
109.61 FT, NW 332.72 FT TO S R/W
NE ALONG R/W 277.50 FT, CONT NE

YATES GEORGE M/YATES LIZABETH
252 SW BELLMONT DR
LAKE CITY, FL 32024

2027

36-4S-16-03359-002

BUILDING CHARACTERISTICS

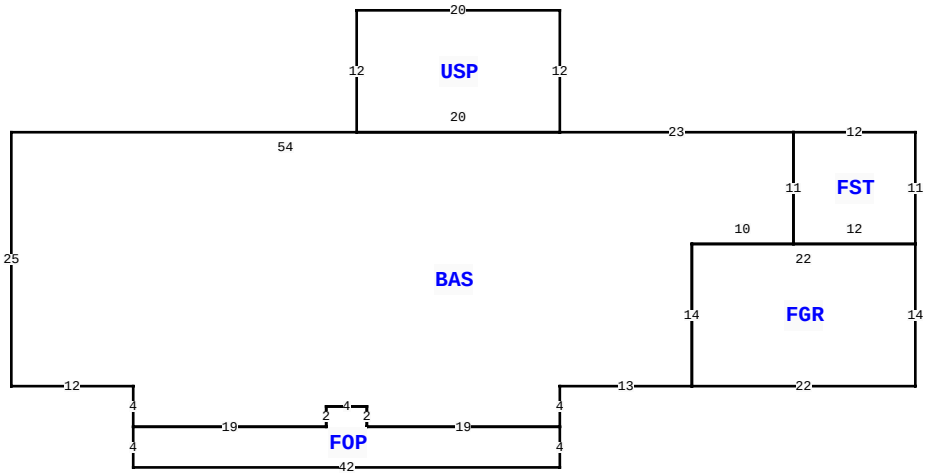
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,945	100		1,945	168,866
FGR	308	55		169	14,672
FOP	176	30		53	4,601
FST	132	55		73	6,338
USP	240	35		84	7,293
TOTALS	2,801			2,324	201,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	121.4246	133.57	310,417	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1945 HX Base Yr



252 SW BELLMONT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	16	16	256.00	UT	2.50	2.50	100	0	0	3	100	640	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	524	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	240	
5	0070	CARPORT UF	0	100	20	24	480.00	UT	1.50	1.50	100	2009	2009	3	100	720	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	150	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,771
TOTAL MARKET OB/XF VALUE		3,474
TOTAL LAND VALUE - MARKET		46,400
TOTAL MARKET VALUE		251,645
SOH/AGL Deduction		105,383
ASSESSED VALUE		146,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,851
TOTAL JUST VALUE		251,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30993	MAINT/ALTR	40	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/951	3/05/2021	LE	U	I	14	100

GRANTOR: YATES GEORGE M

GRANTEE: YATES GEORGE (ENH L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 USP= N12 W20 S12 E20$ W54 S25 E12 S4 FOP= S4 E42 N4 W19 N2 W4 S2 W19$ E19 N2 E4 S2 E19 N4 E13 FGR= E22 N14 W22 S14$ N14 E10 FST= E12N11 W12 S11$ N11$.

LAND DESCRIPTION

TOTAL OB/XF 3,474

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		A-1	0.00	0.00	2.32	AC		1.00	1.00	1.00	20,000.00	20,000.00	46,400							

REVIEW DATE 01/27/2026 BY JB Total Acres: 2.32 Total Land Value: 46,400 Market: 0 Agricultural: 0 Common: 46,400 PRINTED 11/17/2026 BY SYS