LOT 5 BLOCK C SOUTHWOOD ACRES
S/D UNIT 1. ORB 669-764.
DIV 1098-884, WD 1139-2477 &

KOCK KEVIN K/KOCK MARY J
378 SW BELLMONT DR
LAKE CITY, FL 32024-4830

2027

36-4S-16-03360-000

BUILDING CHARACTERISTICS

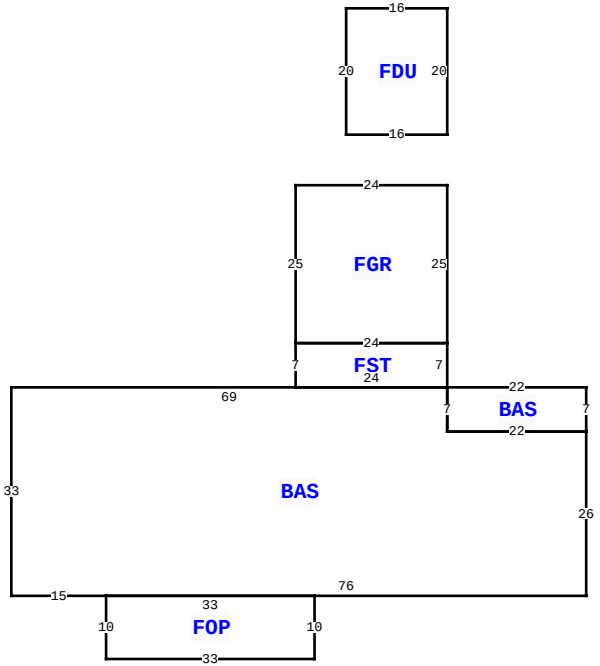
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	08	08
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	154	100		154	15,073
BAS	2,849	100		2,849	278,851
FDU	320	60		192	18,792
FGR	600	55		330	32,299
FOP	330	30		99	9,690
FST	168	55		92	9,004
TOTALS	4,421			3,716	363,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,716	136.8864	150.58	559,555	1967	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 3003 HX Base Yr 2016



378 SW BELLMONT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	60	1993	1993	3	60	1,500	
2	0280	POOL R/CON	0	100	18	42	756.00	UT	70.00	70.00	100	1998	1998	3	40	21,168	
3	0166	CONC,PAVMT	0	100	0	0	1,952.00	UT	1.50	1.50	100	1998	1998	3	100	2,928	
4	0119	MASONRY WA	0	100	0	0	2,340.00	UT	2.00	2.00	100	1998	1998	3	100	4,680	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	4,357	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
9	0251	LEAN TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 42,333

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	2.61	AC		1.00	1.00	1.00	18,000.00	18,000.00	46,980							

REVIEW DATE 01/27/2026 BY JB Total Acres: 2.61 Total Land Value: 46,980 Market: 0 Agricultural: 0 Common: 46,980 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	363,711
TOTAL MARKET OB/XF VALUE	42,333
TOTAL LAND VALUE - MARKET	46,980
TOTAL MARKET VALUE	453,024
SOH/AGL Deduction	141,009
ASSESSED VALUE	312,015
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	260,604
TOTAL JUST VALUE	453,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,618

PRMT:2:1: POOL HOUSE

XFOB:3:1: LEAN TO

SALE:1:1: LOT 5 BLK C SOUTHWOOD AC UNIT 1.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34051	ADDN SFR	160	05/11/2016
16560	ADDN SFR	175	02/02/2000
13831	POOL	185	03/31/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/1400	2/14/2014	WD	U	I	11	100
GRANTOR: MATTHEW D & ABBEY ROC						
GRANTEE: KEVIN K & MARY J KO						
1270/0138	2/14/2014	WD	U	I	38	255,000
GRANTOR: MATTHEW D & ABBEY ROC						
GRANTEE: KEVIN K & MARY J KO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S33 E15 FOP= S10 E33 N10 W33$ E76 N26 BAS= N7 W22 S7 E22$ W22 N7 FST= N7FGR= N25 W24 S25 E24$ W24 S7 E24$ PTR=N60 FDU= W16 S20 E16N20$ S60$.