LOT 1 BLOCK D SOUTHWOOD ACRES S/
DC 1046-475, PB 1384-1694, PB 13

MASSEY REVOCABLE FAMILY TRUST DATED FEBRUARY 15, 2
277 SW BELLMONT DR
LAKE CITY, FL 32024

2027

36-4S-16-03364-000

BUILDING CHARACTERISTICS

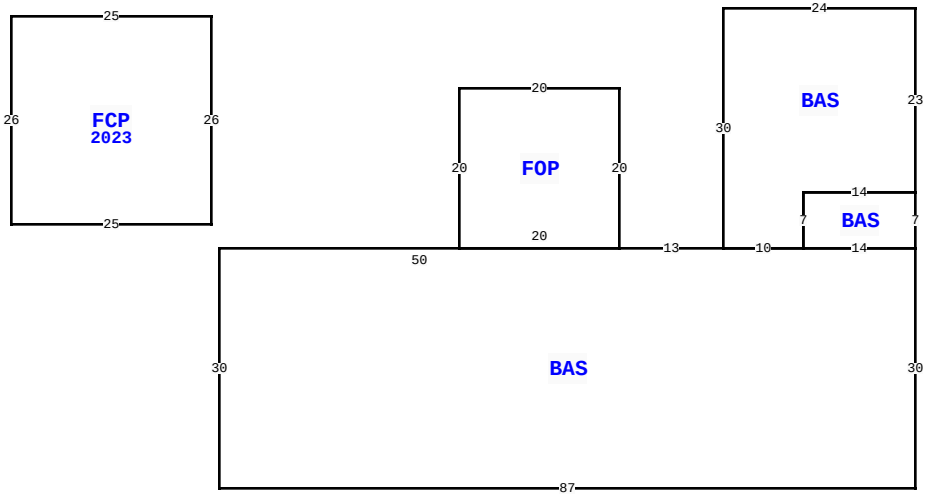
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	98	100		98	9,807
BAS	622	100		622	62,245
BAS	2,610	100		2,610	261,188
FCP	650	25	2023	162	16,212
FOP	400	30		120	12,009
TOTALS	4,380			3,612	361,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,612	113.7150	125.09	451,825	1969	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 3330 HX Base Yr 2025



277 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	0.00	0.00	100	0	0	3	100	2,500	
2	0119	MASONRY WA	0	100	9	6	560.00	UT	5.00	5.00	50	1993	1993	3	50	1,400	
3	0166	CONC,PAVMT	0	100	0	0	4,600.00	UT	2.00	2.00	50	1993	1993	3	50	4,600	
4	0210	GARAGE U	0	100	24	40	960.00	UT	18.00	18.00	60	1993	1993	3	60	10,368	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	2025	2024		98	35,123	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
9	0020	BARN,FR	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2025	2024		100	5,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		361,460
TOTAL MARKET OB/XF VALUE		66,191
TOTAL LAND VALUE - MARKET		49,320
TOTAL MARKET VALUE		476,971
SOH/AGL Deduction		0
ASSESSED VALUE		476,971
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		425,560
TOTAL JUST VALUE		476,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043821	Additions	12,000	03/02/2022
000042052	Additions	90,000	06/01/2021
41387	GENERATOR		02/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/489	10/19/2026	WD	U	I	11	100
GRANTOR: MASSEY PHILLIP ERIC						
GRANTEE: MASSEY REVOCABLE FA						
1577/703	9/03/2026	TR	U	I	11	100
GRANTOR: MASSEY REVOCABLE TRUS						
GRANTEE: MASSEY PHILLIP ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W50 S30 E87 N30 W14 W10 $
FCP=[YR=2023;ORIG=-89,-29] E25 S26 W25 N26 $
BAS=[ORIG=10,0] N7 E14 N23 W24 S30 E10 $
FOP=[ORIG=-13,0] N20 W20 S20 E20 $
BAS=[ORIG=24,0] N7 W14 S7 E14 $
.

LAND DESCRIPTION

TOTAL OB/XF 66,191

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	2.74	AC		1.00	1.00	1.00	18,000.00	18,000.00	49,320							

REVIEW DATE 12/05/2024 BY ME Total Acres: 2.74 Total Land Value: 49,320 Market: 0 Agricultural: 0 Common: 49,320 PRINTED 11/17/2026 BY SYS