LOT 2 BLOCK D SOUTHWOOD ACRES S/
AC DESC ORB 1131-836.

GUARINO DAVID A/GUARINO COURTNEY E
319 SW BELLMONT DR
LAKE CITY, FL 32024

2027

36-4S-16-03365-000

BUILDING CHARACTERISTICS

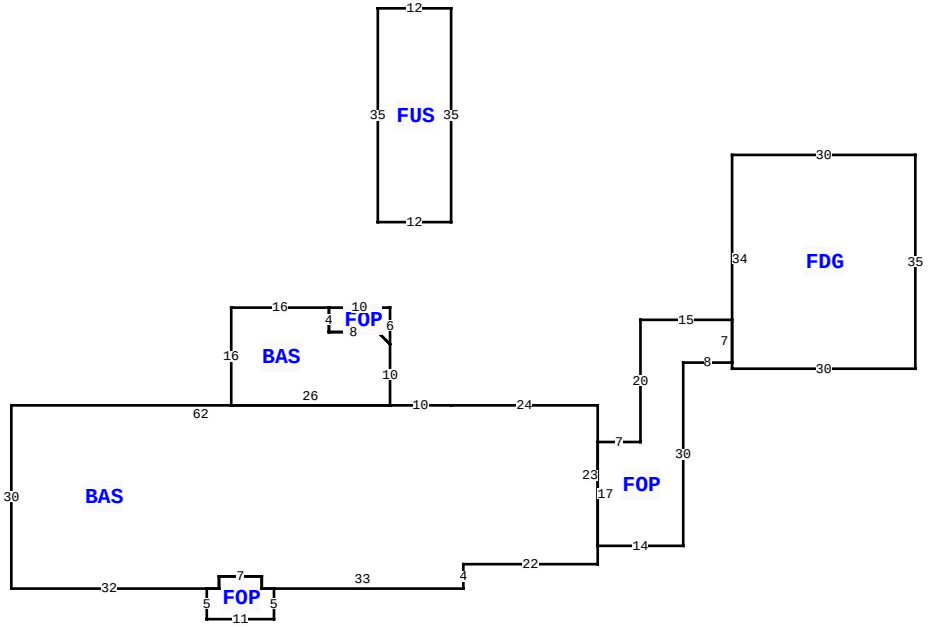
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 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	374	100		374	36,383
BAS	2,778	100		2,778	270,241
FDG	1,050	60		630	61,286
FOP	42	30		13	1,265
FOP	69	30		21	2,043
FOP	434	30		130	12,646
FUS	420	100		420	40,857
TOTALS	5,167			4,366	424,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,366	126.3405	138.97	606,743	1969	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2021 Heated Area: 3572 HX Base Yr 2021



319 SW BELLMONT DR, LAKE CITY

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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	1969	1969	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1969	1969	3	100	2,500	
3	0166	CONC,PAVMT	0	100	0	0	2,133.00	UT	2.00	2.00	100	2003	2003	3	100	4,266	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		424,720
TOTAL MARKET OB/XF VALUE		7,966
TOTAL LAND VALUE - MARKET		46,980
TOTAL MARKET VALUE		479,666
SOH/AGL Deduction		189,886
ASSESSED VALUE		289,780
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,369
TOTAL JUST VALUE		479,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048459	Roof Replacement	36,526	10/23/2023
20496	ADDN SFR	80	03/11/2003
20494	GARAGE	225	03/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0599	3/02/2020	WD	Q	I	05	380,000
GRANTOR: DANIEL & ALEXIS HAZEN						
GRANTEE: DAVID A & COURTNEY						
1323/0728	9/23/2016	WD	Q	I	01	285,000
GRANTOR: GABRIEL M & BETSY CUR						
GRANTEE: DANIEL & ALEXIS HAZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N10 FOP= N6 W10 S4 E8 D2 R2 $ L2 U2 W8 N4 W16 S16 E26$ W62 S30 E32 FOP= S5 E11 N5 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E33 N4 E22N3 FOP= E14 N30 E8 FDG= S1 E30 N35 W30 S34$ N7 W15 S20 W7 S17 $ N23 W24$ PTR= N30 FUS= N35 W12 S35 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 7,966

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 11/16/2026 BY SYS