LOT 3 BLOCK D SOUTHWOOD ACRES
S/D UNIT 1.

GRECIAN PAUL G/GRECIAN LYNNE S
P O BOX 2947
LAKE CITY, FL 32056

**2027**

**36-4S-16-03366-000**

## BUILDING CHARACTERISTICS

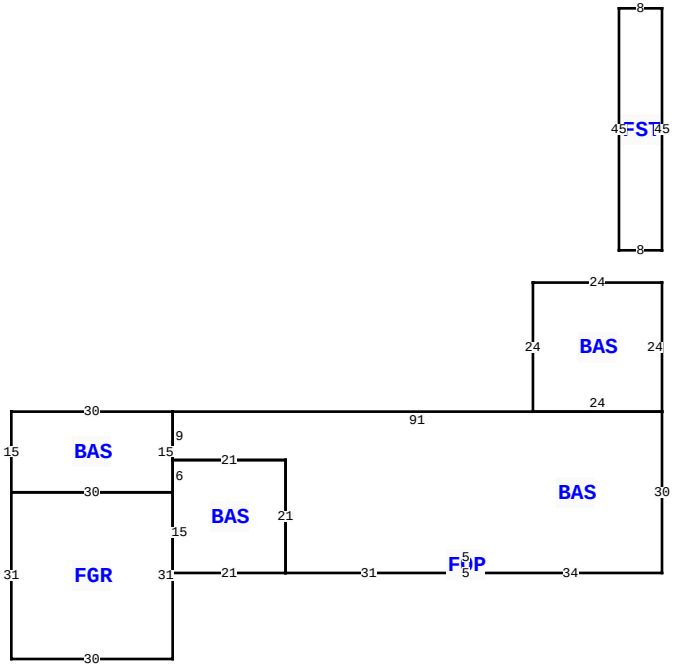
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 06 | CUST PANEL 20 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| 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 | 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 | 441 | 100 | | 441 | 35,883 |
| BAS | 450 | 100 | | 450 | 36,615 |
| BAS | 576 | 100 | | 576 | 46,868 |
| BAS | 2,274 | 100 | | 2,274 | 185,028 |
| FGR | 930 | 55 | | 512 | 41,660 |
| FOP | 15 | 30 | | 4 | 326 |
| FST | 360 | 55 | | 198 | 16,111 |
| TOTALS | 5,046 | | | 4,455 | 362,490 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,455 | 113.8005 | 125.18 | 557,677 | 1970 | 1970 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 3741 HX Base Yr




355 SW BELLMONT DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 362,490 |
| TOTAL MARKET OB/XF VALUE | | 33,284 |
| TOTAL LAND VALUE - MARKET | | 50,400 |
| TOTAL MARKET VALUE | | 446,174 |
| SOH/AGL Deduction | | 175,121 |
| ASSESSED VALUE | | 271,053 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 219,642 |
| TOTAL JUST VALUE | | 446,174 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 452,776 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21813 | ADDN SFR | 206 | 04/29/2004 |
| 14969 | GARAGE | 90 | 01/22/1999 |
| 8563 | POOL | 20,000 | 07/06/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0689/0668 | 6/23/1989 | WD | U | I | | 124,900 |

GRANTOR: HESTER

GRANTEE: GRECIAN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W91 BAS= W30 S15 E30 N15$ S9 BAS= S6 FGR= W30 S31 E30 N31$ S15 E21 N21 W21$ E21 S21 E31 FOP= E5 N3 W5 S3$ N3 E5 S3 E34 N30$ BAS= N24 W24 S24 E24$ PTR= N30 FST= N45 W8 S45 E8$ S30$.

## 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 | 1910 | 1910 | 3 | 100 | 1,000 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 115.50 | 115.50 | 100 | 1970 | 1970 | 3 | 40 | 23,654 | |
| 3 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 1,300 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 5 | 0140 | CLFENCE 6 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 3,250 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 880 | |
| 7 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 33,284

| 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 | 3.15 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 50,400 | | | | | | | |

REVIEW DATE 01/27/2026 BY JB Total Acres: 3.15 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/17/2026 BY SYS