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

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

2026

36-4S-16-03366-000

BUILDING CHARACTERISTICS

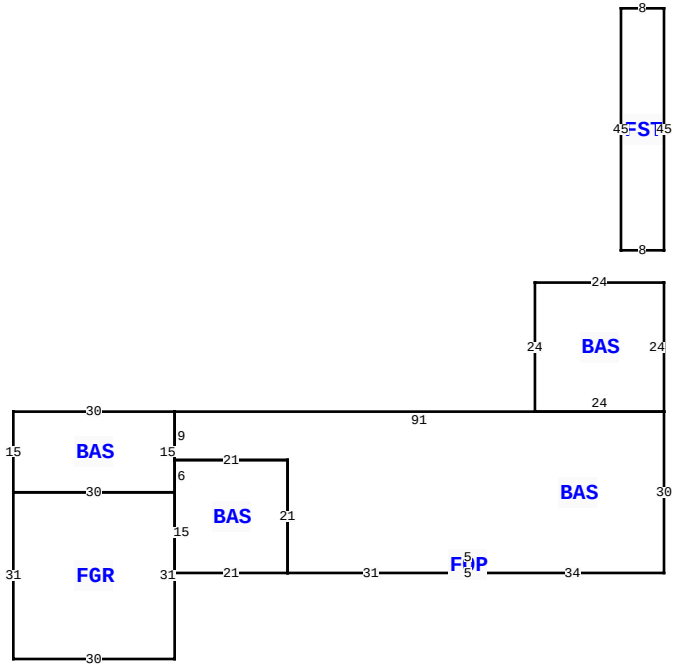
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	36,537
BAS	450	100		450	37,282
BAS	576	100		576	47,721
BAS	2,274	100		2,274	188,399
FGR	930	55		512	42,419
FOP	15	30		4	332
FST	360	55		198	16,404
TOTALS	5,046			4,455	369,092

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	127.46	567,834	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		369,092
TOTAL MARKET OB/XF VALUE		33,284
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		452,776
SOH/AGL Deduction		189,618
ASSESSED VALUE		263,158
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,747
TOTAL JUST VALUE		452,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,626

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 06/19/2026 BY SYS