

LOT 29 PRESERVE AT LAUREL LAKE U  
WD 1260-2080, WD 1294-1178, WD 1

NEELEY JAZAN NABINGER/NEELEY LOREN BLAIYZE  
391 SW BELLFLOWER DR  
LAKE CITY, FL 32024

2024

03-4S-16-02731-029



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 32 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 02 | 02 100         |

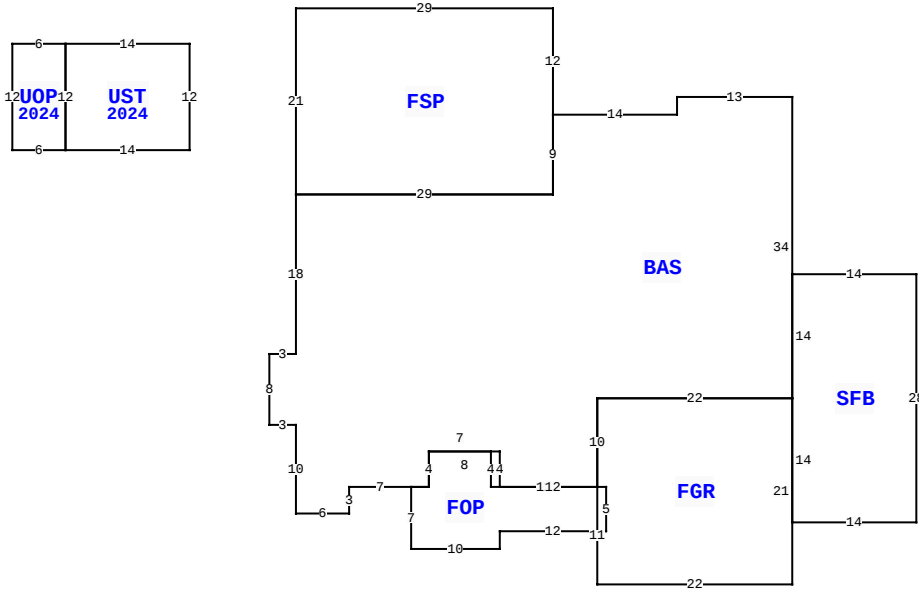
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|------------------|--------------------|-------------|
| Quality          | 07                 | 07          |
| DOR CODE         | 0100 SINGLE FAMILY |             |
| MAP NUM          |                    | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 3416.0400 1.10/    |             |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,911            | 100         | 1,911        | 254,804              |
| FGR       | 462              | 55          | 254          | 33,867               |
| FOP       | 162              | 30          | 49           | 6,534                |
| FSP       | 609              | 40          | 244          | 32,534               |
| SFB       | 392              | 80          | 314          | 41,867               |
| UOP       | 72               | 20          | 14           | 1,867                |
| UST       | 168              | 45          | 76           | 10,134               |
| TOTALS    | 3,776            |             | 2,862        | 381,607              |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0166       | CONC, PAVMT | 0 100   | 0 | 0 | 1,240.00 | UT | 2.00     | 2.00           | 100       | 2015    |
| 2              | 0104       | GENERATOR   | 0 100   | 0 | 0 | 1.00     | UT | 6,000.00 | 6,000.00       | 100       | 2024    |
| 3              | 0169       | FENCE/WOOD  | 0 100   | 0 | 0 | 1.00     | UT | 600.00   | 600.00         | 100       | 2024    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0100     | C   | SFR                  | 100 |     | PRD      | 0.00  | 0.00  | 1.00        | LT        |     |

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |      |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                       | 01  | 2,862     | 125.4792    | 144.93         | 414,790        | 2015 | 2015 | 0    | 0    | 8.00 | 92.00  |
| 1 SINGLE FAM - 100% - 2022 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2303          |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2022            |     |           |             |                |                |      |      |      |      |      |        |



|                                 |    |          |                |           |         |             |   |        |                 |            |  |     |  |
|---------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|------------|--|-----|--|
| 391 SW BELLFLOWER DR, LAKE CITY |    |          |                | XF DATE   |         | LAND DATE   |   |        |                 | 04/30/2024 |  | MLU |  |
|                                 |    |          |                | INC DATE  |         |             |   |        |                 | AG DATE    |  |     |  |
| UNITS                           | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES      |  |     |  |
| 1,240.00                        | UT | 2.00     | 2.00           | 100       | 2015    | 2015        | 3 | 100    | 2,480           |            |  |     |  |
| 1.00                            | UT | 6,000.00 | 6,000.00       | 100       | 2024    | 2023        |   | 95     | 5,700           |            |  |     |  |
| 1.00                            | UT | 600.00   | 600.00         | 100       | 2024    | 2023        |   | 100    | 600             |            |  |     |  |
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| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 381,607   |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,780     |  |
| TOTAL LAND VALUE - MARKET |  | 33,000    |  |
| TOTAL MARKET VALUE        |  | 423,387   |  |
| SOH/AGL Deduction         |  | 175,232   |  |
| ASSESSED VALUE            |  | 248,155   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 198,155   |  |
| TOTAL JUST VALUE          |  | 423,387   |  |
| NCON VALUE                |  | 14,506    |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 378,392   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 33090      | SFR         | 896 | 06/17/2015 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1440/1232                      | 6/21/2021  | WD        | Q   | I   | 01     |
| GRANTOR: SCHWARZ KEN           |            |           |     |     |        |
| GRANTEE: NEELEY JAZAN NABING   |            |           |     |     |        |
| 1303/1882                      | 10/30/2015 | WD        | Q   | I   | 01     |
| GRANTOR: THE PRESERVE AT LAURE |            |           |     |     |        |
| GRANTEE: KEN & JULIE SCHWARZ   |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
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| BUILDING DIMENSIONS                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W13 S2 W14 S9 W29 S18 W3 S8 E3 S10 E6 N3 E7 E2 N4 E7 S4 E12 N10 E22 N34 \$ |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[ORIG=-27,2] N12 W29 S21 E29 N9 \$                                                    |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[ORIG=-22,44] S11 E22 N21 W22 S10 \$                                                  |  |  |  |  |  |  |  |  |  |  |  |
| SFB=[ORIG=0,34] S14 E14 N28 W14 S14 \$                                                    |  |  |  |  |  |  |  |  |  |  |  |
| UST=[YR=2024;ORIG=-82,-6] E14 S12 W14 N12 \$                                              |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-43,44] S7 E10 N2 E12 N5 W12 N4 W8 S4 W2 \$                                     |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2024;ORIG=-88,-6] E6 S12 W6 N12 \$                                                |  |  |  |  |  |  |  |  |  |  |  |