LOT 6 COBBLESTONE UNIT 1.
WD 1038-2700, WD 1075-1782, QC 1

PEARCE ELOISE H/VINCENT RAY L
309 NW BRIDGEWATER TER
LAKE CITY, FL 32055

2026

24-3S-16-02275-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

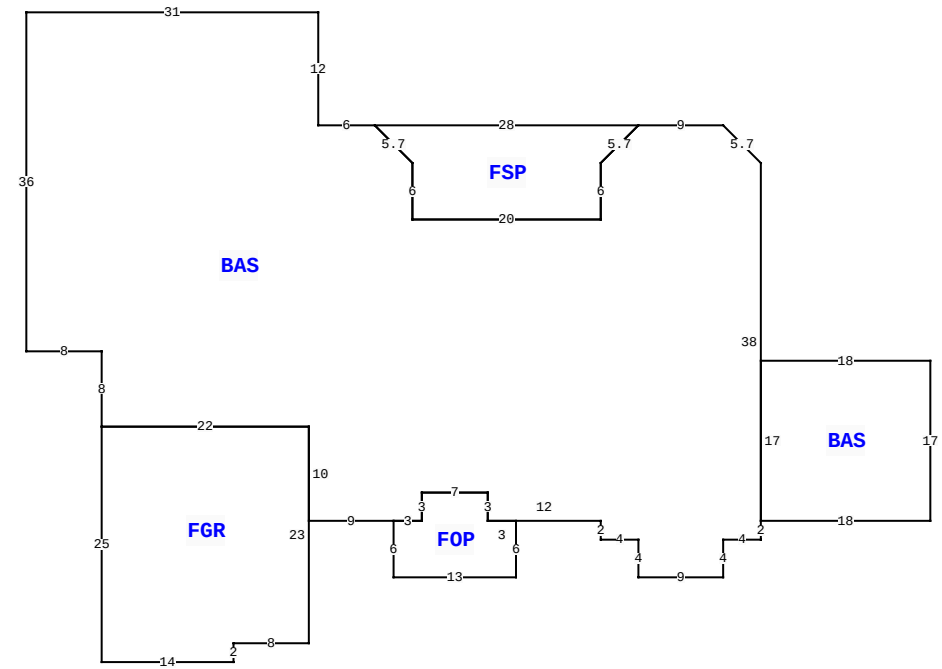
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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 03
NEIGHBORHOOD/LOC	24316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100		306	33,665
BAS	3,109	100		3,109	342,040
FGR	534	55		294	32,345
FOP	99	30		30	3,301
FSP	216	40		86	9,462
TOTALS	4,264			3,825	420,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,825	122.7875	137.52	526,014	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2015 Heated Area: 3415 HX Base Yr 2015



309 NW BRIDGEWATER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		420,811
TOTAL MARKET OB/XF VALUE		45,631
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		506,442
SOH/AGL Deduction		175,705
ASSESSED VALUE		330,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,015
TOTAL JUST VALUE		506,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043875	Roof Replacement	38,600	03/08/2022
35436	PUMP/UTPOL	50	06/13/2017
33153	ADDN SFR	137	07/07/2015
31716	POOL ENCL	135	01/29/2014
24524	POOL	255	05/16/2006
22950	SFR	894	03/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/1193	2/17/2022	WD	U	I	11	100
GRANTOR: PEARCE ELOISE H						
GRANTEE: PEARCE ELOISE H						
1249/2692	2/22/2013	WD	Q	I	01	225,000
GRANTOR: JOHN C TORRESE						
GRANTEE: ELOISE H PEARCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S36 E8 S8 FGR= S25 E14 N2 E8 N23 W22$ E22 S10 E9 FOP= S6 E13 N6 W3 N3 W7 S3 W3$ E3 N3 E7 S3 E12 S2 E4 S4 E9 N4 E4 N2 BAS= E18 N17 W18 S17$ N38 L4 U4 W9 FSP= W28 D4 R4 S6 E20 N6 R4 U4 $ D4 L4 S6 W20 N6 L4 U4 W6 N12$.

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	2,144.00	UT	3.00	3.00	100	2005	2005	3	100	6,432	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	2,400	
3	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	30	2006	2006	3	30	336	
4	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100	2006	2006	3	51	9,282	
5	0119	MASONRY WA	0	100	7	34	238.00	UT	7.50	7.50	100	2006	2006	3	100	1,785	
6	0282	POOL ENCL	0	100	29	72	2,088.00	UT	15.00	15.00	30	2014	2014	3	30	9,396	
7	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	9.00	9.00	100	2017	2017	3	100	13,500	
8	0070	CARPORT UF	0	100	24	30	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 45,631

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/18/2023 BY KS Total Acres: 2.83 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS