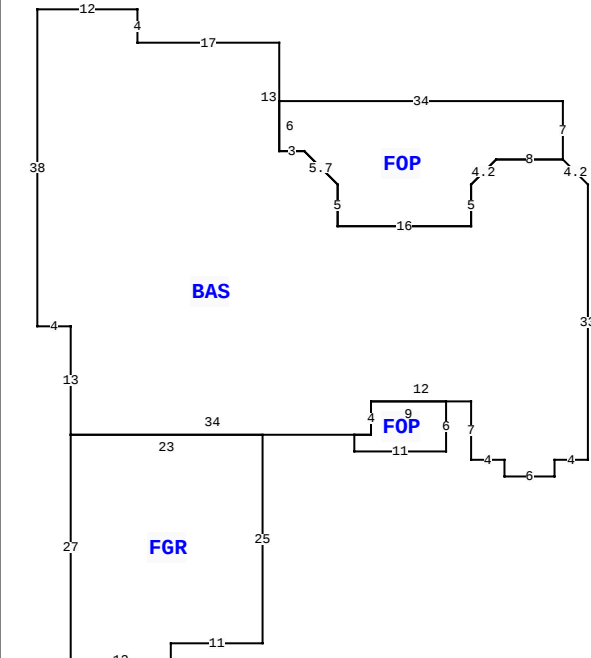


CARROLL WILLIAM KELLY/CARROLL ANDREA MILLER
401 NW BRIDGEWATER TER
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY									
Exterior Wall	16	WD FR STUC 70					0100	01	2,906	133.1616	149.14	433,401	2005	2010		0	0	20.25	79.75	STANDARD							
Exterior Wall	21	STONE 30					1 SINGLE FAM 0% - 2024 Heated Area: 2448 HX Base Yr										Tax Group: 2 Tax Dist:										
Roof Structure	08	IRREGULAR 100															BUILDING MARKET VALUE 345,637										
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE 64,986										
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET 40,000										
Interior Floor	12	HARDWOOD 50															TOTAL MARKET VALUE 450,623										
Interior Floor	15	HARDTILE 50															SOH/AGL Deduction 0										
Air Condition	03	CENTRAL 100															ASSESSED VALUE 450,623										
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE 0										
Bedrooms	4	100															BASE TAXABLE VALUE 450,623										
Bathrooms	3.5	100															TOTAL JUST VALUE 450,623										
Frame	02	WOOD FRAME 100															NCON VALUE 0										
Stories	1.	1. 100					INCOME VALUE																				
Architectual Units	05	CONV 100					PREVIOUS YEAR MKT VALUE 457,911																				
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	2,448	100		2,448	291,163																						
FGR	599	55		329	39,131																						
FOP	58	30		17	2,022																						
FOP	372	30		112	13,321																						
TOTALS						3,477			2,906	345,637																	
EXTRA FEATURES						401 NW BRIDGEWATER TER, LAKE CITY																					
L N	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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000												
2	0166	CONC,PAVMT	0	0	0	2,082.00	UT	2.50	2.50	100	2005	2005	3	100	5,205												
3	0031	BARN,MT AE	0	0	30	1,500.00	UT	9.00	9.00	100	2016	2016	3	100	13,500												
4	0280	POOL R/CON	0	0	16	528.00	UT	70.00	70.00	100	2017	2017	3	84	31,046												
5	0282	POOL ENCL	0	0	36	1,548.00	UT	15.00	15.00	100	2017	2017	3	57	13,235												
LAND DESCRIPTION						TOTAL OB/XF										64,986											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000										
																		</									