LOT 9 COBBLESTONE UNIT 1.
WD 1052-384, WD 1097-2627

MCCLENDON MACK D/MCCLENDON BRIDGETTE
100 BLACK OLIVE CRESCENT
ROYAL PALM BEACH, FL 33411

2026

24-3S-16-02275-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

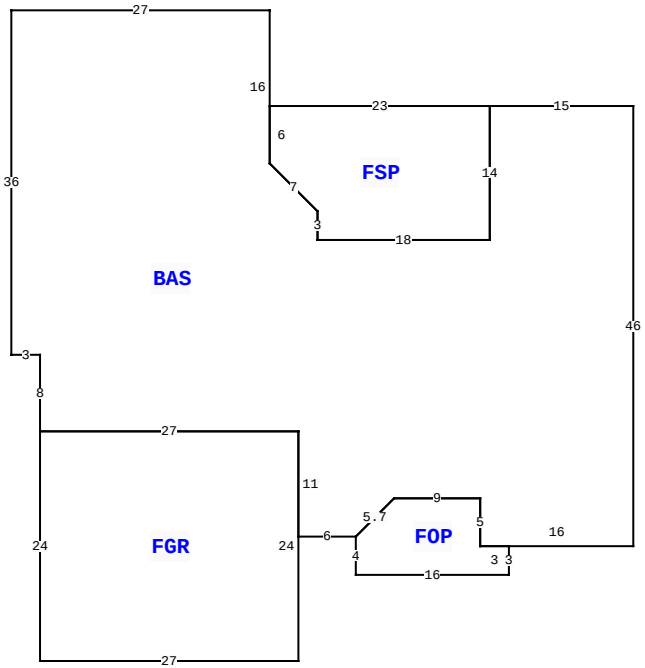
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,519	100		2,519	279,921
FGR	648	55		356	39,560
FOP	105	30		32	3,556
FSP	295	40		118	13,112
TOTALS	3,567			3,025	336,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,025	122.4916	137.19	415,000	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 2519 HX Base Yr



459 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	336,150
TOTAL MARKET OB/XF VALUE	20,993
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	397,143
SOH/AGL Deduction	0
ASSESSED VALUE	397,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,143
TOTAL JUST VALUE	397,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34835	STORAGE	165	01/17/2017
23608	SFR	728	09/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/2627	9/28/2006	WD	Q	I		379,900
GRANTOR: ISAAC HOLDINGS INC -F						
GRANTEE: MACK D & BRIDGETTE						
1052/0384	7/13/2005	WD	Q	V		149,700
GRANTOR: COBBLESTONE OF COL CO						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S36 E3 S8 FGR= S24 E27 N24 W27$ E27 S11 E6 FOP= S4 E16 N3 W3 N5 W9 L4 D4 $ U4 R4 E9 S5 E16 N46 W15 FSP= W23 S6 D5 R5 S3 E18 N14$ S14 W18 N3 L5 U5 N16$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1,831.00	UT	3.00	3.00	100	2006	2006	3	100	5,493	
3	0031	BARN,MT AE	0	0	30	50	1,500.00	UT	9.00	9.00	100	2017	2017	3	100	13,500	

LAND DESCRIPTION

TOTAL OB/XF 20,993

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	0		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 JB Total Acres: 2.80 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS