



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
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
Architectural	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	2,647	100		2,647	304,136
FGR	594	55		327	37,572
FOP	89	30		27	3,102
FSP	240	40		96	11,031

TOTALS 3,570 3,097 355,840

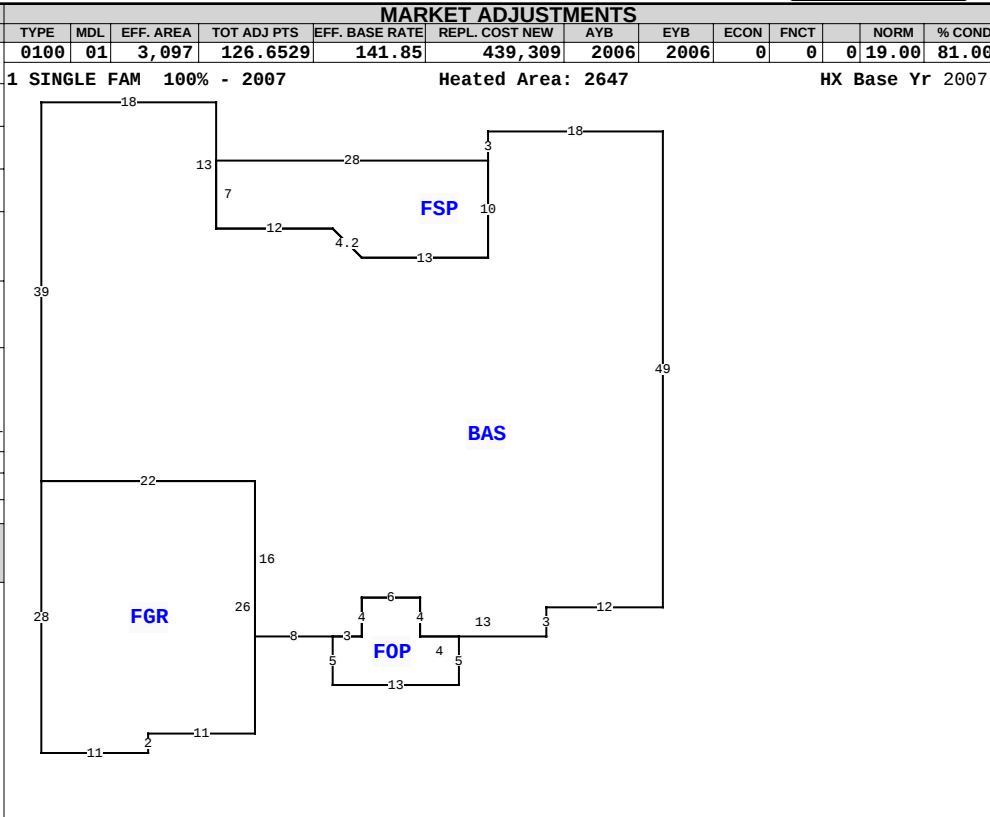
EXTRA FEATURES

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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	1,638.00	UT	3.00	3.00	100	2006	2006	3	100	4,914	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0280	POOL R/CON	0 100	0	0	641.00	UT	70.00	70.00	100	2019	2019	3	89	39,934	
5	0282	POOL ENCL	0 100	30	51	1,530.00	UT	15.00	15.00	100	2019	2019	3	65	14,918	
6	0282	POOL ENCL	0 100	0	0	1,600.00	UT	15.00	15.00	100	2020	2020	3	70	16,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 JB



489 NW BRIDGEWATER TER, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/11/2023 MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		355,840
TOTAL MARKET OB/XF VALUE		79,366
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		475,206
SOH/AGL Deduction		138,697
ASSESSED VALUE		336,509
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,787
TOTAL JUST VALUE		475,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38544	POOL ENCL	0	08/30/2019
38175	POOL	331	05/30/2019
23687	SFR	1,031	10/04/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1095/1670	9/01/2006	WD	Q	I	
					SALE PRICE
					399,900

GRANTOR: ISAAC HOLDINGS INC F/
GRANTEE: TIMOTHY & TINA MATS
1052/0384 7/13/2005 WD Q V 149,700
GRANTOR: COBBLESTONE OF COL CO
GRANTEE: ISAAC CONSTRUCTION

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S39 FGR= S28 E11 N2 E11 N26 W22\$ E22 S16 E8 FOP= S5 E13 N5 W4 N4 W6 S4 W3\$ E3 N4 E6 S4 E13 N3 E12 N49 W18 S3 FSP= W28 S7 E12 D3 R3 E13 N10\$ S10 W13 L3 U3 W12 N13\$.

TOTAL OB/XF 79,366

Total Acres: 1.92 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS