LOT 12 COBBLESTONE UNIT 1.

WD 1037-1628, WD 1211-2314,

WINTERHALTER THERESA R
LIVING TRUST, 557 NW BRIDGEWATER TER
LAKE CITY, FL 32055

2026

24-3S-16-02275-112

BUILDING CHARACTERISTICS

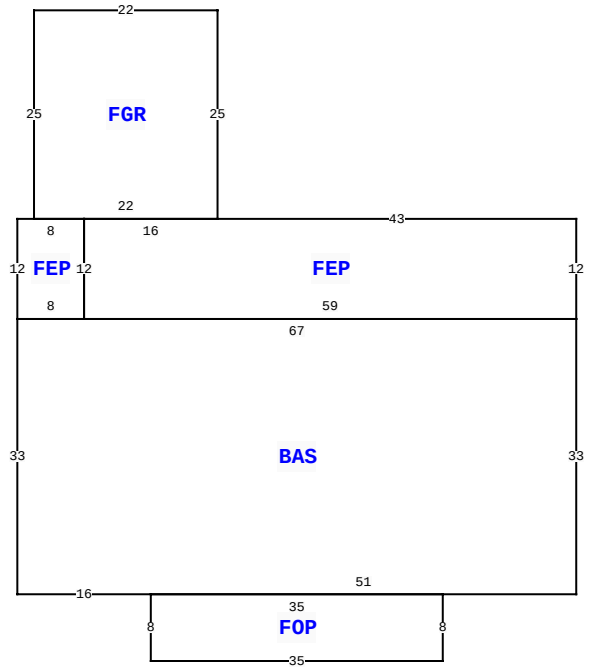
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	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	2,211	100		2,211	228,140
FEP	96	80		77	7,945
FEP	708	80		566	58,402
FGR	550	55		302	31,162
FOP	280	30		84	8,667
TOTALS	3,845			3,240	334,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,240	115.1590	128.98	417,895	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2012 Heated Area: 2211 HX Base Yr 2012



557 NW BRIDGEWATER TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,316
TOTAL MARKET OB/XF VALUE		8,523
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		382,839
SOH/AGL Deduction		123,797
ASSESSED VALUE		259,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,320
TOTAL JUST VALUE		382,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049743	Roof Replacement	24,000	05/07/2024
23117	SFR	662	05/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1270/1660	2/13/2014	WD	U	I	11	100
GRANTOR: THERESA R WINTERHALTE						
GRANTEE: THERESA R WINTERHAL						
1270/1658	11/27/2013	WD	U	I	30	100
GRANTOR: DONALD WINTERHALTER						
GRANTEE: THERESA R WINTERHAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N33 FEP= N12 W43 FGR= N25 W22 S25 E22$ W16 FEP= W8 S12 E8 N12$ S12 E59 $ W67 S33 E16 FOP= S8 E35 N8 W35$ E51$.

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	0258	PATIO	0	100	15	24	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080	
2	0166	CONC,PAVMT	0	100	0	0	2,857.00	UT	2.50	2.50	100	2005	2005	3	100	7,143	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,523

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 12/02/2024 BY JS Total Acres: 1.80 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS