LOT 13 COBBLESTONE UNIT 1.

WD 1039-36, WD 1358-177, WD 1431

DAUDELIN DENNIS H/DAUDELIN MARILYN W
589 NW BRIDGEWATER TER
LAKE CITY, FL 32055

2026

24-3S-16-02275-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

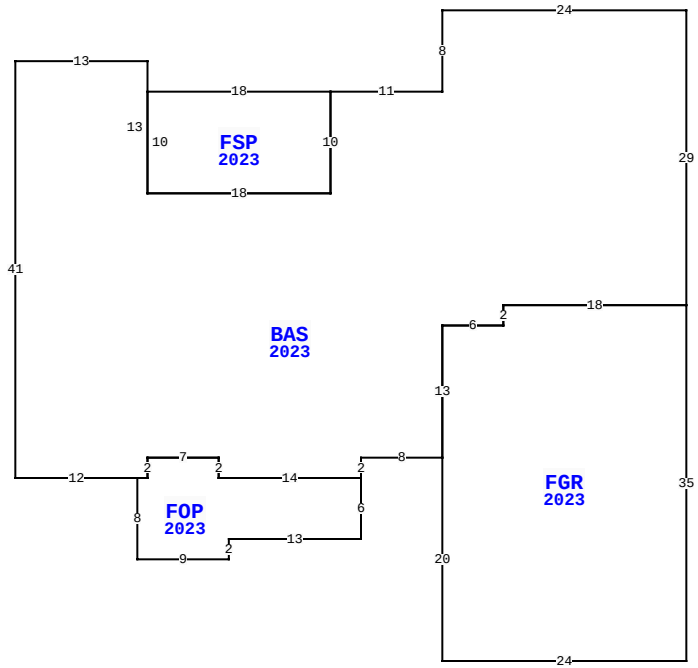
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,133	100	2023	2,133	279,771
FGR	828	55	2023	455	59,679
FOP	164	30	2023	49	6,427
FSP	180	40	2023	72	9,444
TOTALS	3,305			2,709	355,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,709	120.7360	135.22	366,311	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2133 HX Base Yr 2023



589 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		355,322
TOTAL MARKET OB/XF VALUE		53,880
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		449,202
SOH/AGL Deduction		124,913
ASSESSED VALUE		324,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,567
TOTAL JUST VALUE		449,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042004	New Residential C	200,000	05/26/2021
000042006	Storage Building	32,000	05/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/315	6/30/2022	WD	Q	I	01	635,000
GRANTOR: SCHEFFLER MELODEE R						
GRANTEE: DAUDELIN DENNIS H						
1431/213	2/19/2021	WD	Q	V	01	41,500
GRANTOR: JOHNSON WILLIAM J TRU						
GRANTEE: SCHEFFLER DEAN A						

BUILDING NOTES

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	0030	BARN,MT	0	100	0	0	1.00	UT	49,920.00	49,920.00	100	2021	2021		100	49,920	
2	0166	CONC,PAVMT	0	100	0	0	1,320.00	UT	3.00	3.00	100	2023	2022		100	3,960	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-19] W24 S8 W11 S10 W18 N13 W13 S41 E12 E1 N2 E7 S2 E14 N2 E8 N13 E6 N2 E18 N29 $
FSP=[YR=2023;ORIG=-43,-11] E18 S10 W18 N10 $
FOP=[YR=2023;ORIG=-22,27] W14 N2 W7 S2 W1 S8 E9 N2 E13 N6 $
FGR=[YR=2023;ORIG=10,10] W18 S2 W6 S13 S20 E24 N35 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,880

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 JB Total Acres: 2.06 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS