NE1/4 OF NW1/4 OF SW1/4 & COMM N
OF SEC 29, E 648.74 FT, S 7678 F
37.75 FT, S 599.78 FT, W 38.99 F

TALWAR SATBIR/TALWAR SIMARPREET
1869 BRIDGEWATER DR
LAKE MARY, FL 32746-6910

2026

29-3S-16-02384-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

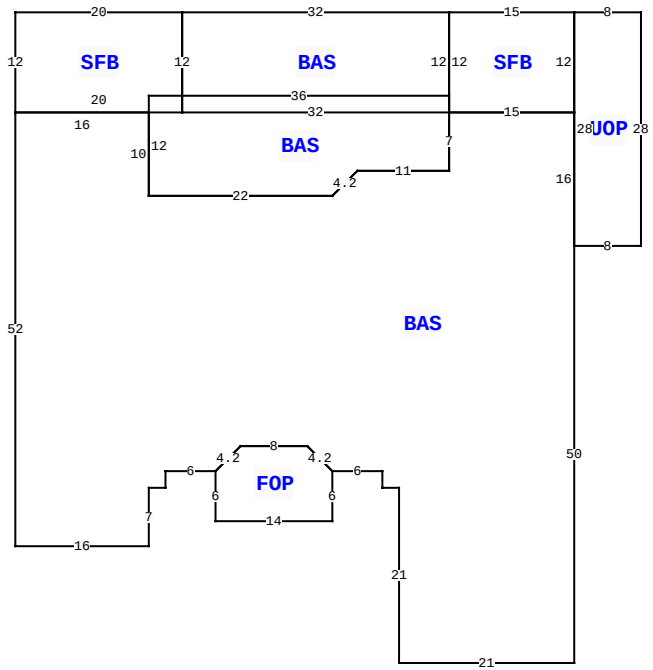
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	26,763
BAS	395	100		395	27,530
BAS	3,161	100		3,161	220,309
FOP	117	30		35	2,439
SFB	180	80		144	10,036
SFB	240	80		192	13,382
UOP	224	20		45	3,136
TOTALS	4,701			4,356	303,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,356	113.1450	126.72	551,992	1997	1997	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 4360 HX Base Yr



506 NW FAT CAT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	303,596
TOTAL MARKET OB/XF VALUE	16,910
TOTAL LAND VALUE - MARKET	33,097
TOTAL MARKET VALUE	353,603
SOH/AGL Deduction	0
ASSESSED VALUE	353,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,603
TOTAL JUST VALUE	353,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,883

SALE:2:1: 0.53 AC $.70 STAMPS

LAND:2:1: 2ND DWELLING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29434	ADDN SFR	215	05/26/2011
12788	SFR	505	07/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1223/0108	10/12/2011	WD	Q	I	01	75,000
GRANTOR: LARRY J & KATHLEEN L						
GRANTEE: SATBIR & SIMARPRECT						
1223/0108	10/12/2011	WD	Q	I	01	75,000
GRANTOR: LARRY J & KATHLEEN L						
GRANTEE: SATBIR & SIMARPRECT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N2 W36 S12 E22 U3 R3 E11 N7$ S7 W11 L3 D3 W22 N10 W16 S52 E16 N7 E2 N2E6 FOP= S6 E14 N6 L3 U3 W8 D3 L3 $ R3 U3 E8 D3 R3 E6S2 E2 S21 E21 N50 UOP= E8 N28 W8 S28$ N16 SFB= N12 W15 BAS= W32 SFB= W20 S12 E20 N12$ S12 E32 N12$ S12 E15$.

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	0166	CONC,PAVMT	0	0	20	31	620.00	UT	2.00	2.00	100	2000	2000	3	100	1,240	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
3	0080	DECKING	0	0	0	0	1,734.00	UT	5.00	5.00	100	2013	2013	3	100	8,670	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 16,910

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		A-1	0.00	0.00	3.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,000							
2	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	6.27	AC		1.00	1.00	1.00	175.00	175.00	1,097							

REVIEW DATE 03/01/2023 BY KS Total Acres: 9.47 Total Land Value: 33,097 Market: 0 Agricultural: 0 Common: 33,097 PRINTED 11/19/2025 BY SYS