



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 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	N/A 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2015		Heated Area: 3415					HX Base Yr 2015		

309 NW BRIDGEWATER TER, LAKE CITY

L	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	100	0	0	2,144.00	UT	3.00	3.00	100	2005	2005	3	100	6,432	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	2,400	
3	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	30	2006	2006	3	30	336	
4	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100	2006	2006	3	51	9,282	
5	0119	MASONRY WA	0	100	7	34	238.00	UT	7.50	7.50	100	2006	2006	3	100	1,785	
6	0282	POOL ENCL	0	100	29	72	2,088.00	UT	15.00	15.00	30	2014	2014	3	30	9,396	
7	0031	BARN, MT AE	0	100	30	50	1,500.00	UT	9.00	9.00	100	2017	2017	3	100	13,500	
8	0070	CARPORT UF	0	100	24	30	1.00	UT	2,500.00	2,500.00	100	2023	2022	3	100	2,500	

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	420,811
TOTAL MARKET OB/XF VALUE	45,631
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	514,442
SOH/AGL Deduction	184,668
ASSESSED VALUE	329,774
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	278,363
TOTAL JUST VALUE	514,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	512,248

COLUMBIA COUNTY PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043875	Roof Replacement	38,600	03/08/2022
35436	PUMP/UTPOL	50	06/13/2017
33153	ADDN SFR	137	07/07/2015
31716	POOL ENCL	135	01/29/2014
24524	POOL	255	05/16/2006
22950	SFR	894	03/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1193	2/17/2022	WD	U	I	11	100
GRANTOR: PEARCE ELOISE H						
GRANTEE: PEARCE ELOISE H						
1249/2692	2/22/2013	WD	Q	I	01	225,000
GRANTOR: JOHN C TORRESE						
GRANTEE: ELOISE H PEARCE						

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2026 MLU									

BUILDING DIMENSIONS									
BAS= W31 S36 E8 S8 FGR= S25 E14 N2 E8 N23 W22\$ E22 S10 E9									
FOP= S6 E13 N6 W3 N3 W7 S3 W3\$ E3 N3 E7 S3 E12 S2 E4 S4 E9 N4									
E4 N2 BAS= E18 N17 W18 S17\$ N38 L4 U4 W9 FSP= W28 D4 R4									
S6 E20 N6 R4 U4 \$ D4 L4 S6 W20 N6 L4 U4 W6 N12\$.									

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	48,000.00	48,000.00	48,000							

TOTAL OB/XF									
45,631									