LOT 8 COBBLESTONE UNIT 1.

WD 1043-495, WD 1059-1995, CT 12

CARROLL WILLIAM KELLY/CARROLL ANDREA MILLER
401 NW BRIDGEWATER TER
LAKE CITY, FL 32055

2027

24-3S-16-02275-108

BUILDING CHARACTERISTICS

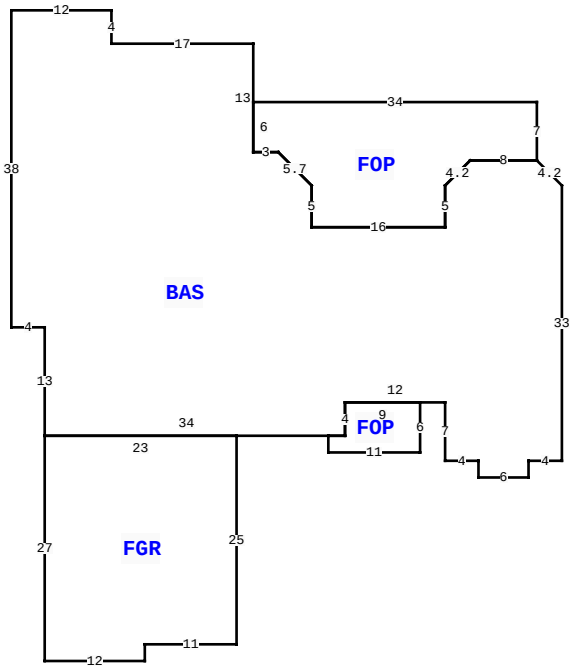
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,448	100		2,448	285,970
FGR	599	55		329	38,433
FOP	58	30		17	1,986
FOP	372	30		112	13,084
TOTALS	3,477			2,906	339,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,906	133.1616	146.48	425,671	2005	2010	0	0	0	20.25	79.75

1 SINGLE FAM 0% - 2024 Heated Area: 2448 HX Base Yr



401 NW BRIDGEWATER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	339,473
TOTAL MARKET OB/XF VALUE	64,986
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	452,459
SOH/AGL Deduction	0
ASSESSED VALUE	452,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,459
TOTAL JUST VALUE	452,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052594	Roof Replacement	44,000	03/14/2025
35478	POOL ENCL	144	06/26/2017
35329	POOL	300	05/17/2017
34226	GARAGE	165	07/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/456	9/19/2023	WD	Q	I	01	550,000
GRANTOR: WHATLEY CHARLES LAWSO						
GRANTEE: CARROLL WILLIAM KEL						
1429/2633	1/20/2021	WD	U	I	11	100
GRANTOR: WHATLEY CHARLES LAWSO						
GRANTEE: WHATLEY CHARLES LAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N4 W12 S38 E4 S13 FGR= S27 E12 N2 E11 N25 W23 $ E34 FOP= S2 E11 N6 W9 S4 W2$ E2 N4 E12 S7 E4 S2 E6 N2 E4 N33 L3 U3 FOP= N7 W34 S6 E3 D4 R4 S5 E16 N5 R3 U3 E8$ W8 D3 L3 S5 W16 N5 L4 U4 W3 N13$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	2,082.00	UT	2.50	2.50	100	2005	2005	3	100	5,205	
3	0031	BARN,MT AE	0	0	30	50	1,500.00	UT	9.00	9.00	100	2016	2016	3	100	13,500	
4	0280	POOL R/CON	0	0	16	33	528.00	UT	70.00	70.00	100	2017	2017	3	84	31,046	
5	0282	POOL ENCL	0	0	36	43	1,548.00	UT	15.00	15.00	100	2017	2017	3	57	13,235	

LAND DESCRIPTION

TOTAL OB/XF 64,986

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	48,000.00	48,000.00	48,000							

REVIEW DATE 10/18/2023 BY TP Total Acres: 2.65 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/16/2026 BY SYS