LOT 10 COBBLESTONE UNIT 1.
WD 1052-384, WD 1095-1670

MATSUBARA TIMOTHY W/MATSUBARA TINA
489 NW BRIDGEWATER TERRACE
LAKE CITY, FL 32055

2027

24-3S-16-02275-110

BUILDING CHARACTERISTICS

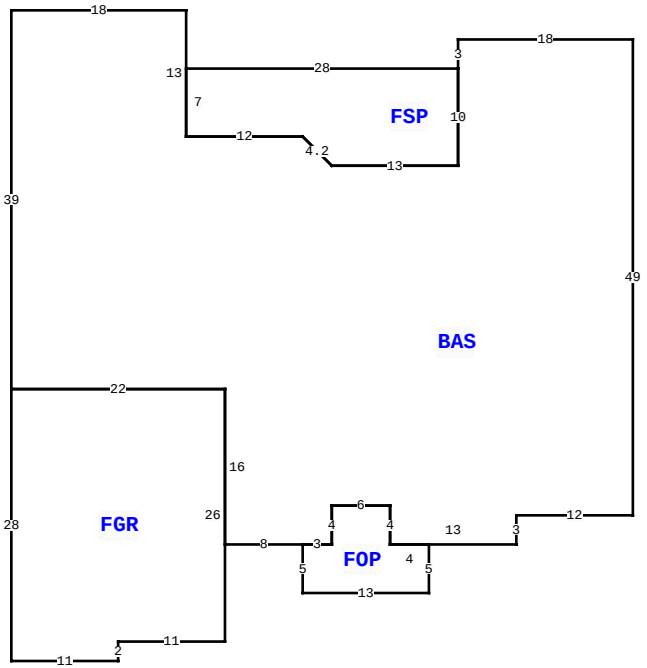
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,647	100		2,647	298,712
FGR	594	55		327	36,902
FOP	89	30		27	3,047
FSP	240	40		96	10,834
TOTALS	3,570			3,097	349,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,097	126.6529	139.32	431,474	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2647 HX Base Yr 2007



489 NW BRIDGEWATER TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	349,494
TOTAL MARKET OB/XF VALUE	79,366
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	476,860
SOH/AGL Deduction	131,265
ASSESSED VALUE	345,595
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	294,184
TOTAL JUST VALUE	476,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38544	POOL ENCL	0	08/30/2019
38175	POOL	331	05/30/2019
23687	SFR	1,031	10/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/1670	9/01/2006	WD	Q	I		399,900
GRANTOR: ISAAC HOLDINGS INC F/						
GRANTEE: TIMOTHY & TINA MATS						
1052/0384	7/13/2005	WD	Q	V		149,700
GRANTOR: COBBLESTONE OF COL CO						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S39 FGR= S28 E11 N2 E11 N26 W22$ E22 S16 E8 FOP= S5 E13 N5 W4 N4 W6 S4 W3$ E3 N4 E6 S4 E13 N3 E12 N49 W18 S3 FSP= W28 S7 E12 D3 R3 E13 N10$ S10 W13 L3 U3 W12 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,638.00	UT	3.00	3.00	100	2006	2006	3	100	4,914	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0280	POOL R/CON	0	100	0	0	641.00	UT	70.00	70.00	100	2019	2019	3	89	39,934	
5	0282	POOL ENCL	0	100	30	51	1,530.00	UT	15.00	15.00	100	2019	2019	3	65	14,918	
6	0282	POOL ENCL	0	100	0	0	1,600.00	UT	15.00	15.00	100	2020	2020	3	70	16,800	

LAND DESCRIPTION

TOTAL OB/XF 79,366

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	48,000.00	48,000.00	48,000							

REVIEW DATE 05/18/2023 BY JB Total Acres: 1.92 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/16/2026 BY SYS