LOT 11 COBBLESTONE UNIT 1.

WD 1052-384, WD 1081-401, WD 116

WARING LUCAS M/WARING ELIZABETH J
529 NW BRIDEWATER TERR
LAKE CITY, FL 32055

2027

24-3S-16-02275-111

BUILDING CHARACTERISTICS

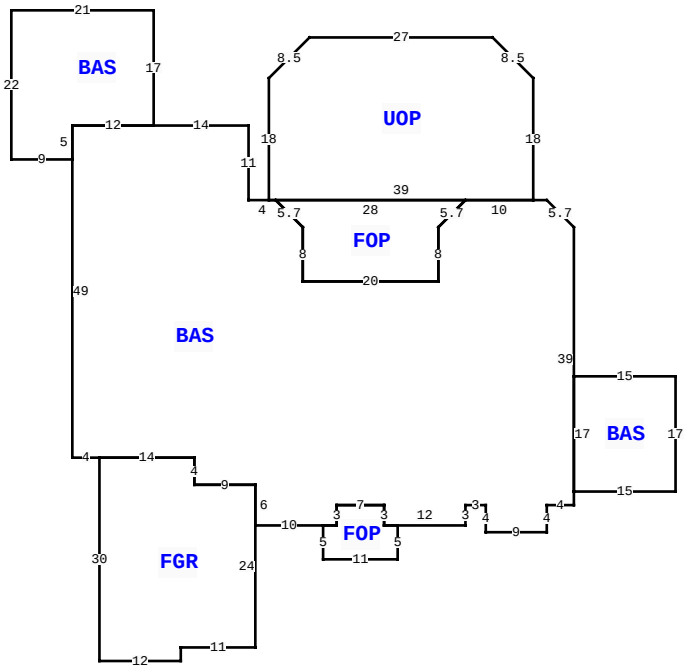
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	255	100		255	30,236
BAS	402	100		402	47,666
BAS	3,307	100		3,307	392,117
FGR	632	55		348	41,263
FOP	76	30		23	2,727
FOP	256	30		77	9,130
UOP	900	20		180	21,343
TOTALS	5,828			4,592	544,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,592	131.4544	144.60	664,003	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 50% - 2010 Heated Area: 3964 HX Base Yr 2010



529 NW BRIDGEWATER TER, LAKE CITY

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

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	50	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	50	0	0	3,128.00	UT	3.00	3.00	100	2007	2007	3	100	9,384	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		544,482
TOTAL MARKET OB/XF VALUE		11,384
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		603,866
SOH/AGL Deduction		87,761
ASSESSED VALUE		516,105
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		464,694
TOTAL JUST VALUE		603,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055663	Roof Replacement	32,690	05/13/2026
32654	ADDN SFR	132	01/28/2015
27629	ADDN SFR	184	02/11/2009
24491	SFR	1,108	05/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2327	6/22/2026	WD	Q	I	01	725,000
GRANTOR: ROTH ROBERT R						
GRANTEE: WARING LUCAS M						
1568/2781	5/22/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ROTH						
GRANTEE: ROTH ROBERT R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W12 S49 E4 E14 S4 E9 S6 E10 E2 N3 E7 S3 E12 N3 E3 S4 E9 N4 E4 N2 N39 U4L4 W2 W10 D4L4 S8 W20 N8 U4L4 W4 N11 $
UOP=[ORIG=42,11] N18 U6L6 W27 D6L6 S18 E39 $
FGR=[ORIG=-22,49] S30 E12 N2 E11 N24 W9 N4 W14 $
BAS=[ORIG=-14,0] N17 W21 S22 E9 N5 E12 $
FOP=[ORIG=32,11] W28 D4R4 S8 E20 N8 U4R4 $
BAS=[ORIG=48,54] E15 N17 W15 S17 $
FOP=[ORIG=11,59] S5 E11 N5 W2 N3 W7 S3 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,384

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	50		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 10/26/2026 BY TP Total Acres: 1.72 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/16/2026 BY SYS