LOT 14 COBBLESTONE UNIT 1.

WD 1039-67, WD 1264-2258, WD 133

BROWN PAUL V/BROWN JODI
643 NW BRIDGEWATER TER
LAKE CITY, FL 32055-7304

2027

24-3S-16-02275-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

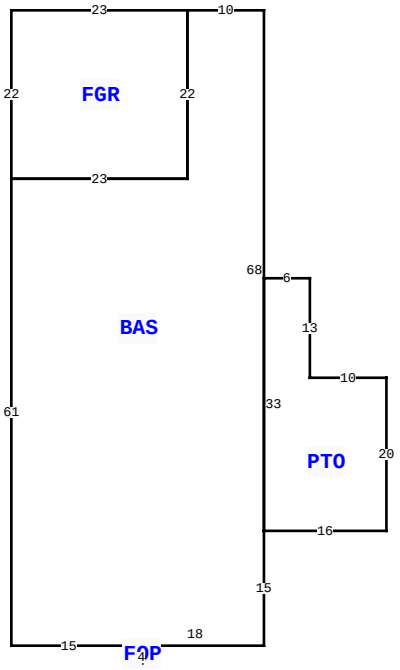
NEIGHBORHOOD/LOC 24316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,233	100		2,233	280,514
FGR	506	55		278	34,923
FOP	8	30		2	251
PTO	398	5		20	2,512
TOTALS	3,145			2,533	318,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	127.6000	140.36	355,532	2018	2018	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2019 Heated Area: 2233 HX Base Yr 2019



643 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	440.00	UT	2.00	2.00	100	2018	2018	3	100	880	
3	0280	POOL R/CON	0	100	0	0	313.00	UT	70.00	70.00	100	2022	2021		93	20,376	
4	0282	POOL ENCL	0	100	31	33	1,023.00	UT	15.00	15.00	100	2022	2021		75	11,509	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	318,201
TOTAL MARKET OB/XF VALUE	33,965
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	400,166
SOH/AGL Deduction	90,985
ASSESSED VALUE	309,181
TOTAL EXEMPTION VALUE	HX HB DX SX 106,411
BASE TAXABLE VALUE	202,770
TOTAL JUST VALUE	400,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041923	Screen Enclosure	17,000	05/17/2021
410225	POOL		12/15/2020
36330	SFR	972	02/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/44	8/08/2024	LE	U	I	14	100
GRANTOR: BROWN PAUL V (ENH LIF						
GRANTEE: MOORE MARTIN MICHAE						
1417/1215	8/13/2020	WD	U	I	11	100
GRANTOR: PAUL & JODI BROWN						
GRANTEE: PAUL V & JODI D BRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FGR= W23 S22 E23 N22$ S22 W23 S61 E15 FOP= S2 E4 N2 W4$ E18 N15 PTO= E16 N20 W10 N13 W6 S33 $ N68$.

LAND DESCRIPTION

TOTAL OB/XF 33,965

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: 2.04 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/16/2026 BY SYS