LOT 17 COBBLESTONE UNIT 1.

WD 1045-1517, WD 1063-1225, QC 1

CRAIG JARED CODY/CRAIG KRYSTAL NICHOLE
767 NW BRIDGEWATER TER
LAKE CITY, FL 32055

2027

24-3S-16-02275-117

BUILDING CHARACTERISTICS

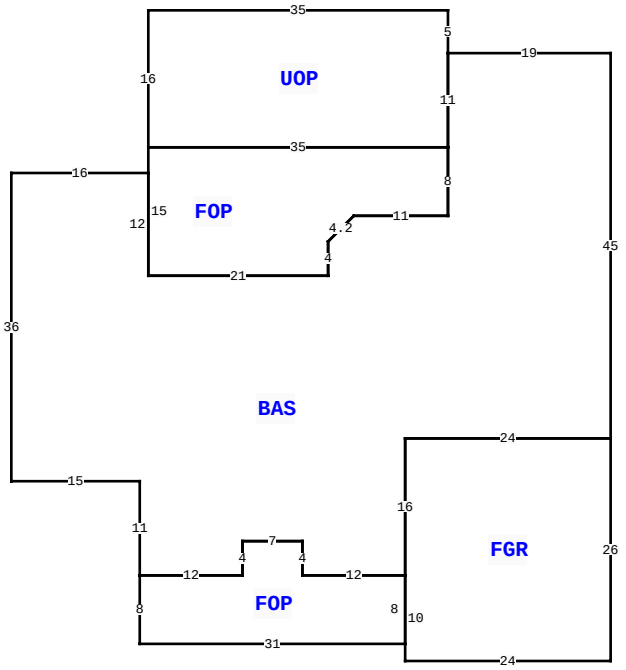
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,653	100		2,653	317,639
FGR	624	55		343	41,066
FOP	276	30		83	9,938
FOP	432	30		130	15,564
UOP	560	20		112	13,409
TOTALS	4,545			3,321	397,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,321	132.7348	146.01	484,899	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 2653 HX Base Yr 2022



767 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		397,617
TOTAL MARKET OB/XF VALUE		18,179
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		463,796
SOH/AGL Deduction		44,551
ASSESSED VALUE		419,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		367,834
TOTAL JUST VALUE		463,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055201	Roof Replacement	15,000	03/10/2026
000049758	Swimming Pool and	80,000	05/08/2024
25383	SFR	794	01/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2610	12/15/2021	WD	Q	I	01	400,000
GRANTOR: ZIEGAUS DEANZA C						
GRANTEE: CRAIG JARED CODY						
1176/2134	7/08/2009	WD	Q	I	01	290,000
GRANTOR: KATHY E GALLIN						
GRANTEE: MARK D & DEANZA C Z						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N5 W35 S16 E35 N11$ S11 FOP= W35 S15 E21 N4 R3 U3 E11 N8$ S8 W11 D3 L3 S4 W21 N12 W16 S36 E15 S11 FOP= S8 E31 N8 W12 N4 W7 S4 W12$ E12 N4 E7 S4 E12 FGR= S10 E24 N26 W24 S16$ N16 E24 N45$.

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	0166	CONC,PAVMT	0	100	0	0	2,892.00	UT	2.50	2.50	100	2007	2007	3	100	7,230	
2	0080	DECKING	0	100	16	35	560.00	UT	7.00	7.00	100	2009	2009	3	100	3,920	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2007		100	1,200	
4	0280	POOL R/CON	0	100	30	14	1.00	UT	70.00	70.00	100	2025	2024		98	69	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	5,760.00	5,760.00	100	2025	2024		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 18,179

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 10/16/2024 BY HC Total Acres: 2.60 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS