LOT 22 COBBLESTONE UNIT 1.

WD 1040-632. WD 1065-1548. WD 12

HULL JAMES V JR/HULL DOROTHY
630 NW BRIDGEWATER TER
LAKE CITY, FL 32055

2027

24-3S-16-02275-122

BUILDING CHARACTERISTICS

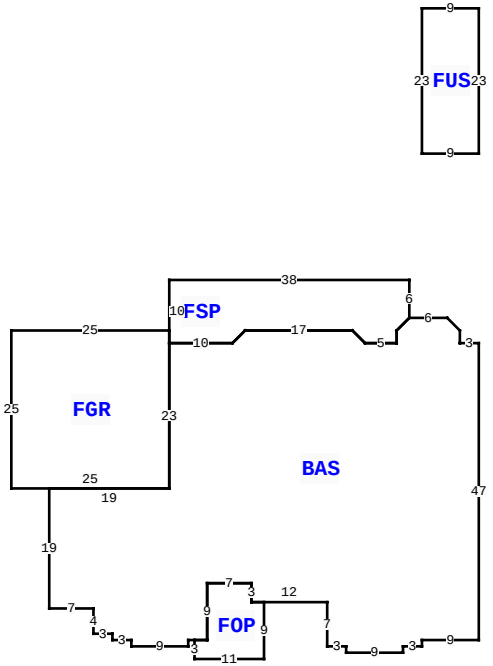
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,693	100		2,693	298,126
FGR	625	55		344	38,082
FOP	108	30		32	3,542
FSP	336	40		134	14,834
FUS	207	100		207	22,916
TOTALS	3,969			3,410	377,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,410	125.7993	138.38	471,876	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2013 Heated Area: 2900 HX Base Yr 2013



630 NW BRIDGEWATER TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	377,501
TOTAL MARKET OB/XF VALUE	9,698
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	435,199
SOH/AGL Deduction	132,453
ASSESSED VALUE	302,746
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	251,335
TOTAL JUST VALUE	435,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53795	Right-of-Way Acce		08/06/2025
000053795	Right-of-Way Acce		08/06/2025
000047892	Roof Replacement	34,942	08/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/0171	8/10/2012	WD	Q	I	01	275,000
GRANTOR: WYNKOOP						
GRANTEE: JAMES & DOROTHY HUL						
1065/1548	11/09/2005	WD	Q	I		292,000
GRANTOR: ISAAC CONSTRUCTION IN						
GRANTEE: WYNKOOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N2 L2 U2 W6 FSP= N6 W38 S10 E10 R2 U2 E17 D2 R2 E5 N2 R2 U2 $ D2 L2 S2 W5 L2 U2 W17 D2 L2 W10 FGR= N2 W25 S25 E25 N23 $S23 W19 S19 E7 S4 E3 S1 E3 S1 E9 N1 E1 FOP= S3 E11 N9 W2 N3 W7 S9 W2$ E2 N9 E7 S3 E12 S7 E3 S1 E9 N1 E3 N1 E9 N47$ PTR= N30 FUS= N23 W9 S23 E9$ S30$.

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	2,919.00	UT	2.50	2.50	100	2005	2005	3	100	7,298	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 9,698

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 03/19/2026 BY robin Total Acres: 2.12 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS