

NEL/4 OF NWL/4 OF SWL/4 & COMM N
 OF SEC 29, E 648.74 FT, S 7678 F
 37.75 FT, S 599.78 FT, W 38.99 F

TALWAR SATBIR/TALWAR SIMARPREET
 1869 BRIDGEWATER DR
 LAKE MARY, FL 32746-6910

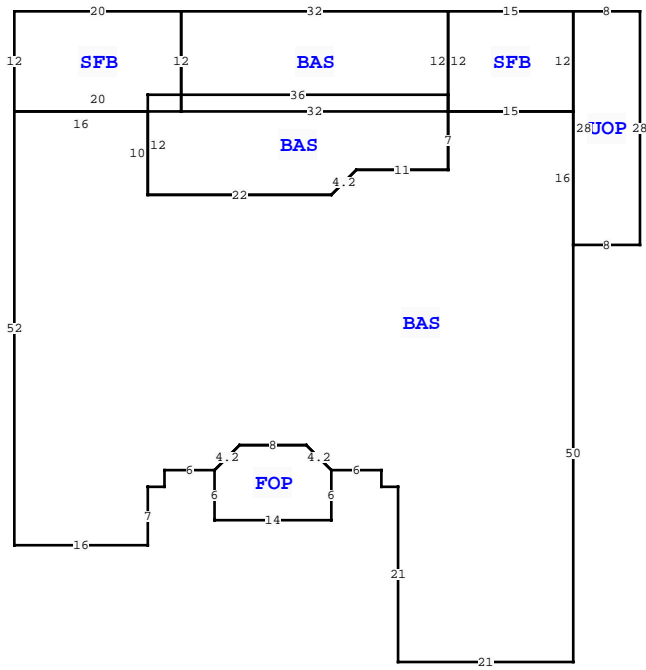
2026

29-3S-16-02384-000


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	16	WD FR STUC	90		
Exterior Wall	21	STONE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	08	CLAY TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	3	100			
Frame	01	NONE	100		
Stories	1.	1. 100			
Architectural Units	05	CONV	100		
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	29316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	26,763
BAS	395	100		395	27,530
BAS	3,161	100		3,161	220,309
FOP	117	30		35	2,439
SFB	180	80		144	10,036
SFB	240	80		192	13,382
UOP	224	20		45	3,136
TOTALS	4,701			4,356	303,596

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,356	113.1450	126.72	551,992	1997	1997	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 4360 HX Base Yr



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				303,596		
TOTAL MARKET OB/XF VALUE				16,910		
TOTAL LAND VALUE - MARKET				33,097		
TOTAL MARKET VALUE				353,603		
SOH/AGL Deduction				0		
ASSESSED VALUE				353,603		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				353,603		
TOTAL JUST VALUE				353,603		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				419,883		
SALE:2:1: 0.53 AC \$.70 STAMPS						
LAND:2:1: 2ND DWELLING						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
29434	ADDN SFR	215	05/26/2011			
12788	SFR	505	07/18/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/0108	10/12/2011	WD	Q	I	01	75,000
GRANTOR: LARRY J & KATHLEEN L						
GRANTEE: SATBIR & SIMARPREET						
1223/0108	10/12/2011	WD	Q	I	01	75,000
GRANTOR: LARRY J & KATHLEEN L						
GRANTEE: SATBIR & SIMARPREET						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						05/16/2023
LAND DATE						MLU
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W15 BAS= N2 W36 S12 E22 U3 R3 E11 N7\$ S7 W11 L3 D3						
W22 N10 W16 S52 E16 N7 E2 N2E6 FOP= S6 E14 N6 L3 U3 W8 D3						
L3 \$ R3 U3 E8 D3 R3 E6S2 E2 S21 E21 N50 UOP= E8 N28 W8						
S28\$ N16 SFB= N12 W15 BAS= W32 SFB= W20 S12 E20 N12\$ S12 E32						
N12\$ S12 E15\$.						

EXTRA FEATURES																	
L N	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	0	20	31	620.00	UT	2.00	2.00	100	2000	2000	3	100	1,240	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
3	0080	DECKING	0	0	0	0	1,734.00	UT	5.00	5.00	100	2013	2013	3	100	8,670	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

LAND DESCRIPTION													TOTAL OB/XF					16,910						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	3.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,000							
2	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	6.27	AC		1.00	1.00	1.00	175.00	175.00	1,097							

REVIEW DATE 03/01/2023 BY ks																								
Total Acres: 9.47 Total Land Value: 33,097 Market: 0 Agricultural: 0 Common: 33,097 PRINTED 06/08/2026 BY SYS																								