

BEG AT SW COR OF SW1/4 OF NW1/4,  
 FT, EAST 648.98 FT, S 362.24 FT,  
 S 919.27 FT, WEST APPROX 208.73

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

**2026**

29-3S-16-02384-002  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 119,308 TOTAL MARKET VALUE 119,308 SOH/AGL Deduction 24,179 ASSESSED VALUE 95,129 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 95,129 TOTAL JUST VALUE 119,308 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE											
MAP NUM		29316.00 1.00/																		BLD DATE XF DATE INC DATE											
NEIGHBORHOOD/LOC		29316.00 1.00/																		LGL DATE LAND DATE AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											05/16/2023 MLU <b>BUILDING NOTES</b> <b>BUILDING DIMENSIONS</b>															
TOTALS										463 NW RODEO CT, LAKE CITY																					
<b>EXTRA FEATURES</b>																															
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															
																	<b>LAND DESCRIPTION</b>														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.68	AC		1.00	1.00	1.00	7,000.00	7,000.00	67,760														
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.70	7,000.00	4,900.00	4,900														
3	0000	C	VAC RES	0		A-1	0.00	0.00	9.52	AC		1.00	1.00	0.70	7,000.00	4,900.00	46,648														
																	<b>LAND DESCRIPTION</b>														
																	<b>TOTAL OB/XF</b>														
																	0														
REVIEW DATE 03/01/2023 BY ks Total Acres: 20.20 Total Land Value: 119,308 Market: 0 Agricultural: 0 Common: 119,308 PRINTED 03/24/2026 BY SYS																															