LOT 14 BLOCK 1 GOLF MANOR S/D &
SEC 04-4S-17E RUN W 133.02 FT TO
14 FOR POB, W 127.20 FT, SE 78.8

BRIDGES SONYA/BRIDGES CARLTON
273 SE DUSTIN TER
LAKE CITY, FL 32025

2026

33-3S-17-06762-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

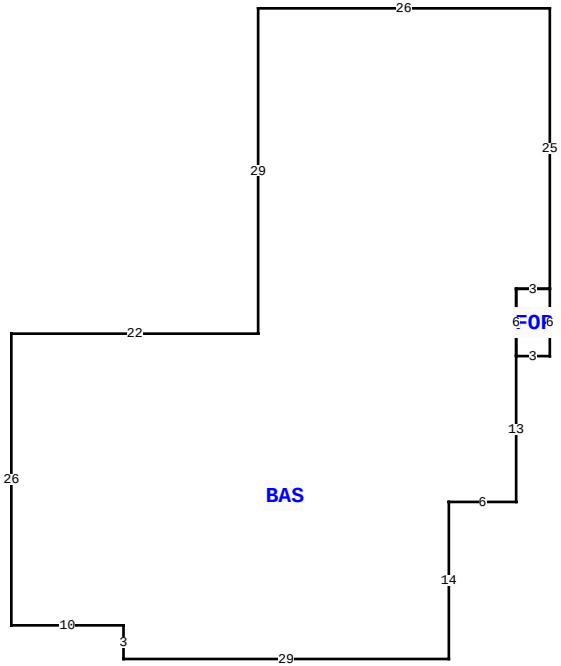
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100		1,933	128,183
FOP	18	30		5	332
TOTALS	1,951			1,938	128,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	89.4869	102.02	197,715	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1933 HX Base Yr 2024



273 SE DUSTIN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		128,515
TOTAL MARKET OB/XF VALUE		950
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		154,215
SOH/AGL Deduction		43,138
ASSESSED VALUE		111,077
TOTAL EXEMPTION VALUE	HX HB WR DX	61,411
BASE TAXABLE VALUE		49,666
TOTAL JUST VALUE		154,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2090	10/08/2021	QC	U	I	11	100
GRANTOR: BRIDGES SONYA						
GRANTEE: BRIDGES SONYA						
1219/0224	8/04/2011	QC	U	I	11	100
GRANTOR: SONYA BRIDGES						
GRANTEE: SONYA BRIDGES & CYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S29 W22 S26 E10 S3 E29 N14 E6 N13 FOP= E3 N6 W3 S6$ N6 E3 N25$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 950

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	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 12/16/2016 BY DF Total Acres: 0.50 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 05/12/2026 BY SYS