LOT 3 EASTSIDE VILLAGE UNIT 4

796-419, 828-291, 942-1088, WD 1

BRIDGES LARRY W/BRIDGES PAULETTE N
205 SE TRISTIN LN
LAKE CITY, FL 32025

2027

34-3S-17-07018-403

BUILDING CHARACTERISTICS

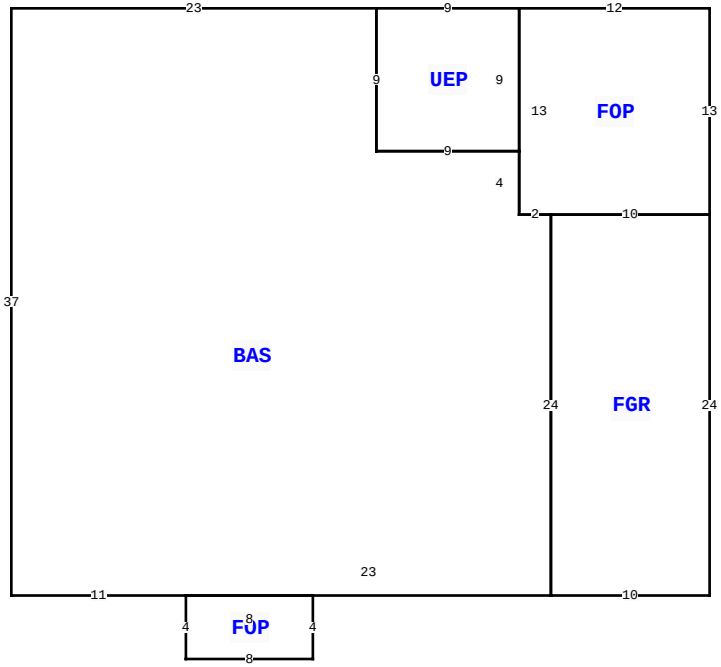
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,151	100		1,151	110,651
FGR	240	55		132	12,690
FOP	32	30		10	961
FOP	156	30		47	4,519
UEP	81	60		49	4,710
TOTALS	1,660			1,389	133,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,389	115.7520	127.33	176,861	1994	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2026 Heated Area: 1151 HX Base Yr 2026



205 SE TRISTIN LN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	360.00	UT	1.40	1.40	100	0	0	3	100	504	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,530
TOTAL MARKET OB/XF VALUE		1,104
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		157,134
SOH/AGL Deduction		99,022
ASSESSED VALUE		58,112
TOTAL EXEMPTION VALUE	HX HB	33,112
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043093	Roof Replacement	10,492	11/03/2021
7827	SFR	32,000	01/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/533	10/30/2026	WD	Q	I	05	170,000
GRANTOR: D'ALESSANDRO AMBER SH						
GRANTEE: BRIDGES LARRY W						
1556/519	12/12/2025	WD	Q	I	01	210,000
GRANTOR: ROBINSON KENNETH A						
GRANTEE: LAWLESS JEFFERY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S37 E11 FOP= S4 E8 N4 W8$ E23 FGR= E10 N24 W10 S24$
N24 FOP= E10 N13 W12 S13E2$ W2 N4 UEP= N9 W9 S9 E9$ W9 N9$.

LAND DESCRIPTION

TOTAL OB/XF 1,104

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	22,500.00	22,500.00	22,500							

REVIEW DATE 02/12/2026 BY TP Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS