LOT 8 BLOCK 2 LAKE FOREST S/D UN
DC 1195-1897, DC 1480-1418, PB 1

GONZALEZ ELIZABETH/GOLDEN WIL
822 SW VALLEY WAY
LAKE CITY, FL 32025-6511

2026

00-00-00-07884-000

BUILDING CHARACTERISTICS

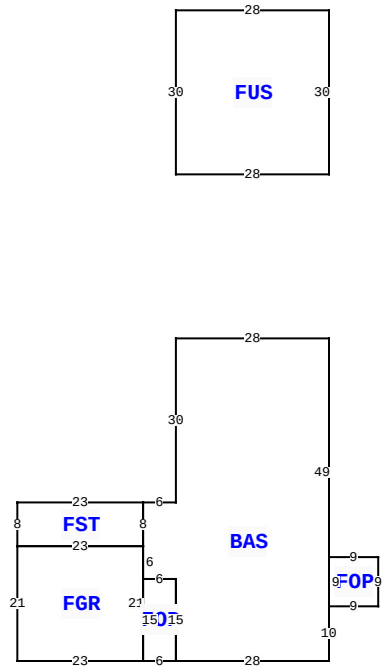
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	145,067
FGR	483	55		266	22,228
FOP	81	30		24	2,005
FOP	90	30		27	2,256
FST	184	55		101	8,440
FUS	840	100		840	70,194
TOTALS	3,414			2,994	250,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,994	114.7850	128.56	384,909	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2576 HX Base Yr 2024



822 SW VALLEY WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		250,191
TOTAL MARKET OB/XF VALUE		16,086
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		284,777
SOH/AGL Deduction		0
ASSESSED VALUE		284,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,055
TOTAL JUST VALUE		284,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,777

LAND:1:1: 105.82 X 209.5 + 3,622 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044422	Roof Replacement	12,000	05/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/953	7/12/2023	WD	Q	I	01	314,900
GRANTOR: WARD ROCHELLE LEE						
GRANTEE: GONZALEZ ELIZABETH						
1484/1869	2/14/2023	PB	U	I	18	0
GRANTOR: WARD MARGARET L						
GRANTEE: WARD ROCHELLE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S30 W6 S8 S6 E6 S15 E28 N10 N49 $
FUS=[ORIG=0,-60] W28 S30 E28 N30 $
FGR=[ORIG=-34,38] W23 S21 E23 N21 $
FST=[ORIG=-34,30] W23 S8 E23 N8 $
FOP=[ORIG=-34,44] S15 E6 N15 W6 $
FOP=[ORIG=0,49] E9 N9 W9 S9 $
PTR=[ORIG=0,0] N60 S60 $
PTR=[ORIG=0,0] E60 W60 $
.

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	200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 16,086

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-	223.00	205.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/23/2022 BY JS Total Acres: 0.58 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS