

LOT 3 LAKE VALLEY IN
WOODBOROUGH S/D PHASE 1 & BEG
AT SW COR LOT 3, RUN S 72 DG W

EBERT CURT J/EBERT SUSAN C
548 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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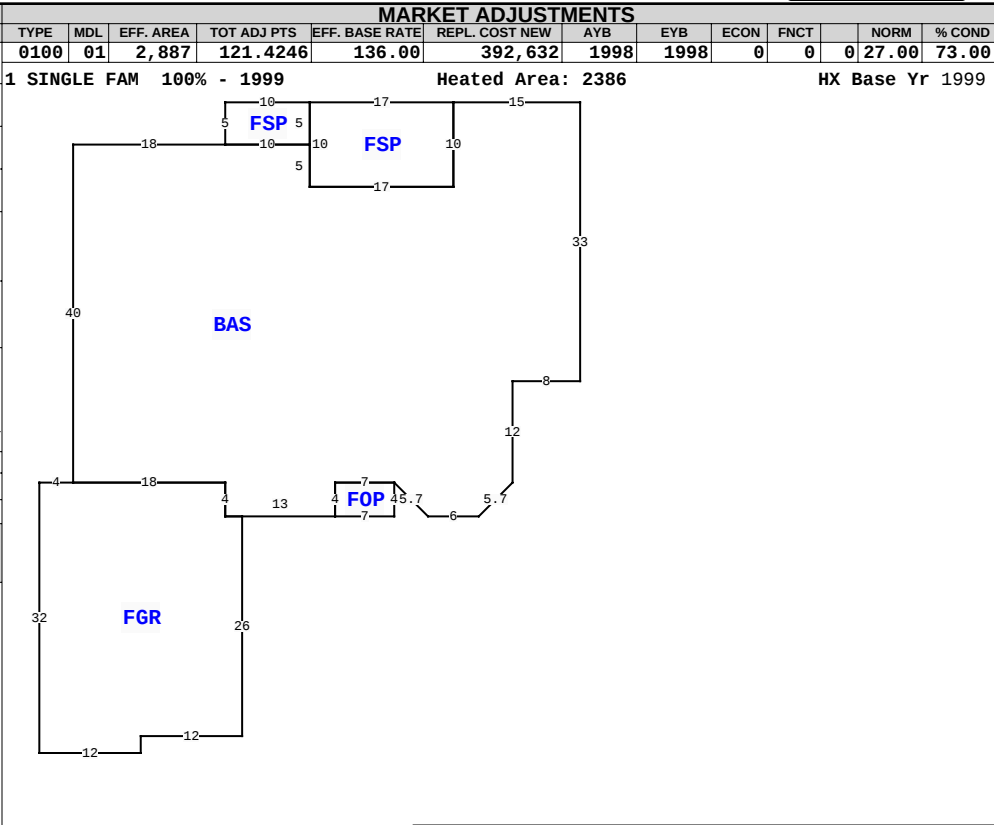
NEIGHBORHOOD/LOC	22316.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100		2,386	236,882
FGR	736	55		405	40,208
FOP	28	30		8	794
FSP	50	40		20	1,986
FSP	170	40		68	6,751

TOTALS	3,370			2,887	286,621
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,825.00	UT	1.50
2	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00
3	0282	POOL ENCL	0	100	31	43	1,333.00	UT	15.00
4	0166	CONC, PAVMT	0	100	10	43	430.00	UT	1.50
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
6	0294	SHED WOOD/	0	100	20	20	400.00	UT	6.00
7	0120	CLFENCE	4	0	100	0	1.00	UT	0.00
8	0210	GARAGE U	0	100	24	28	672.00	UT	16.00
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00
2	0000	C	VAC RES	100			0.00	0.00	0.06



548 NW LAKE VALLEY TER, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	100	0	0	1,825.00	UT	1.50	1.50	100	1998	1998	3	100	2,738	
2	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	1999	1999	3	40	13,440	
3	0282	POOL ENCL	0	100	31	43	1,333.00	UT	15.00	15.00	100	1999	1999	3	40	7,998	
4	0166	CONC, PAVMT	0	100	10	43	430.00	UT	1.50	1.50	100	1998	1998	3	100	645	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
6	0294	SHED WOOD/	0	100	20	20	400.00	UT	6.00	6.00	100	2017	2017	3	100	2,400	
7	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,475	
8	0210	GARAGE U	0	100	24	28	672.00	UT	16.00	16.00	100	2014	2014	3	100	10,752	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	7,000	

TOTAL OB/XF															48,648	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
	00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00					
		0.00	0.00	0.06	AC		1.00	1.00	1.00	900.00	900.00					

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						286,621						
TOTAL MARKET OB/XF VALUE						48,648						
TOTAL LAND VALUE - MARKET						35,054						
TOTAL MARKET VALUE						370,323						
SOH/AGL Deduction						102,660						
ASSESSED VALUE						267,663						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						216,941						
TOTAL JUST VALUE						370,323						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						374,250						
LAND:1:1: .64 AC												