

LOT 4 LAKE VALLEY IN WOODBOROUGH
& BEG AT SW COR LOT 4, RUN S 54
EXTENSION OF S LINE LOT 4, 33.66

DOUGLAS H MARSHALL/DOUGLAS DIANA S
532 NW LAKE VALLEY TER
LAKE CITY, FL 32055-8527

2026

22-3S-16-02269-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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	02	02 100

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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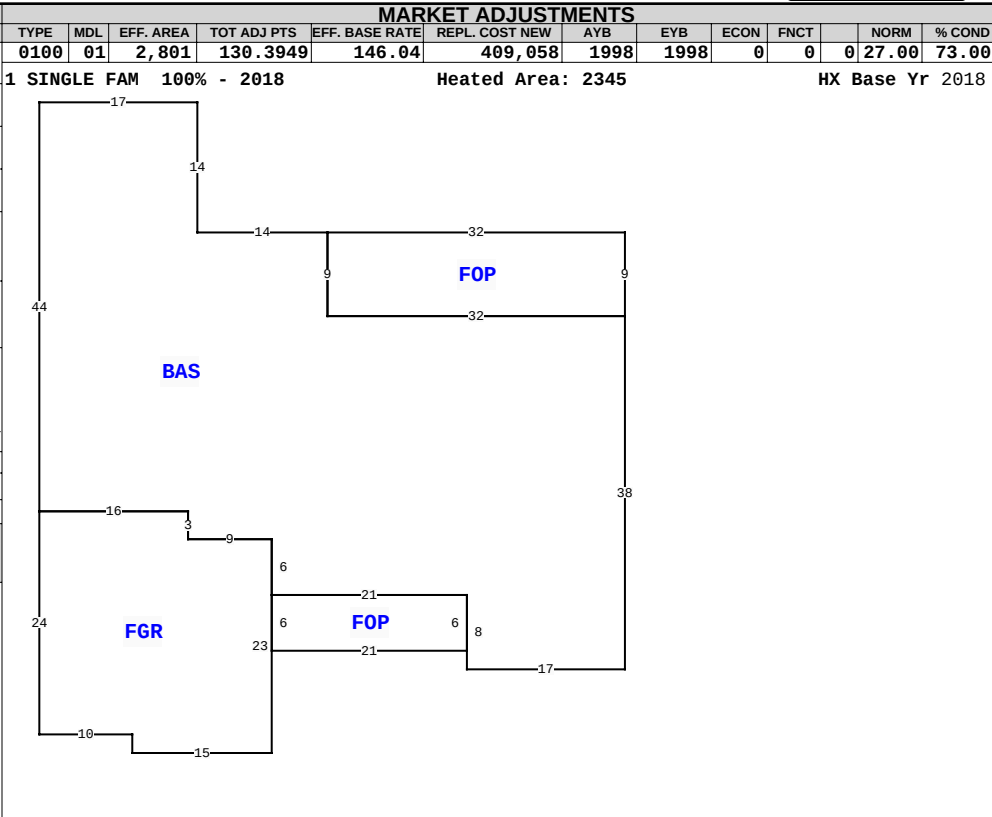
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100		2,345	249,999
FGR	603	55		332	35,394
FOP	126	30		38	4,052
FOP	288	30		86	9,168

TOTALS	3,362			2,801	298,612
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,884.00	UT	1.50	1.50
2	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	1,200.00	1,200.00

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

REVIEW DATE	02/17/2023	BY	KS
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532 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	1,884.00	UT	1.50	1.50	100	1998	1998	3	100	2,826	
2	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,000	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

TOTAL OB/XF										9,526						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00
2	0000	C	VAC RES	100			0.00	0.00	0.06	AC		1.00	1.00	1.00	900.00	900.00

Total Acres: 0.67	Total Land Value: 35,054	Market: 0	Agricultural: 0	Common: 35,054
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				298,612	
TOTAL MARKET OB/XF VALUE				9,526	
TOTAL LAND VALUE - MARKET				35,054	
TOTAL MARKET VALUE				343,192	
SOH/AGL Deduction				102,969	
ASSESSED VALUE				240,223	
TOTAL EXEMPTION VALUE		HX HB 13		240,223	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				343,192	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				347,283	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044192	Roof Replacement	22,110	04/14/2022
13657	SFR	365	02/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0787	10/30/2013	WD	Q	I	01	233,000
GRANTOR: PHIL & ELENA RHIDDLEH						
GRANTEE: H MARSHALL & DIANA						
1163/1365	12/05/2008	WD	Q	I		249,000
GRANTOR: RUBY T & NAN T MCNEIL						
GRANTEE: PHIL & ELENA RHIDDL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 N14 W17 S44 FGR= S24 E10 S2 E15 N23 W9 N3 W16\$ E16 S3 E9 S6 FOP= S6 E21 N6 W21\$ E21 S8 E17 N38 FOP= N9 W32 S9 E32\$ W32 N9\$.									