LOT 9 LAKE VALLEY IN
WOODBOROUGH PHASE 2 & BEG AT
SW COR LOT 9, RUN S 81 DG W

SKEEN EARL C/SKEEN MARYLAND
486 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

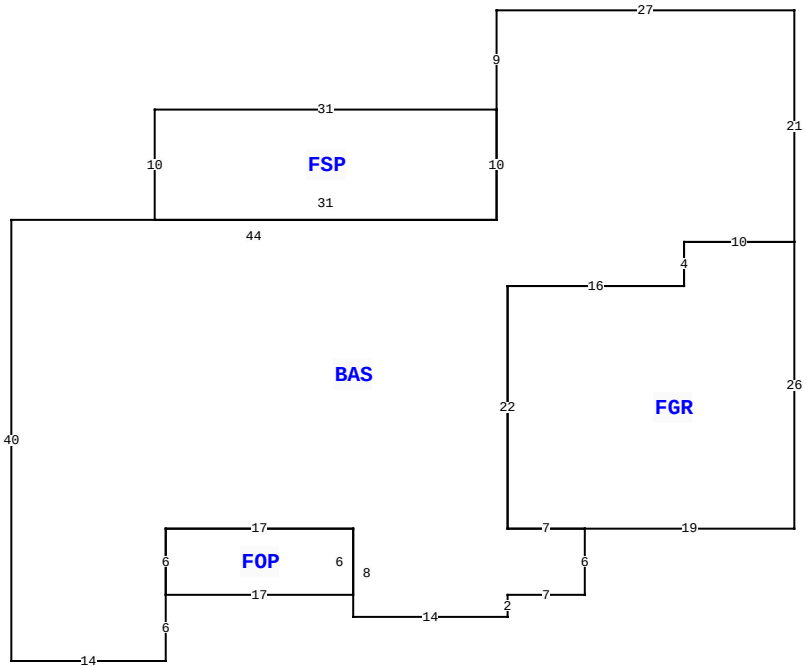
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 22316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100		2,211	250,263
FGR	612	55		337	38,145
FOP	102	30		31	3,509
FSP	310	40		124	14,036
TOTALS	3,235			2,703	305,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	134.7500	150.92	407,937	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2009 Heated Area: 2211 HX Base Yr 2009



486 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		305,953
TOTAL MARKET OB/XF VALUE		50,792
TOTAL LAND VALUE - MARKET		35,063
TOTAL MARKET VALUE		391,808
SOH/AGL Deduction		99,088
ASSESSED VALUE		292,720
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		236,998
TOTAL JUST VALUE		391,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047197	Roof Replacement	24,025	05/10/2023
31437	POOL ENCL	80	09/12/2013
30950	POOL	175	04/17/2013
15398	SFR	340	04/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1152/1775	6/16/2008	WD	Q	I	01	305,000
GRANTOR: MALHOTRA						
GRANTEE: SKEEN						
1074/1005	2/15/2006	WD	Q	I	01	100
GRANTOR: SKEEN						
GRANTEE: MALHOTRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S9 FSP= W31 S10 E31 N10$ S10 W44 S40 E14 N6 FOP= E17 N6 W17 S6$ N6 E17 S8 E14 N2 E7 N6 FGR= E19 N26 W10 S4 W16 S22 E7$ W7 N22 E16 N4 E10 N21$.

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	2,120.00	UT	2.50	2.50	100	2000	2000	3	100	5,300	
2	0060	CARPORT F	0	100	12	30	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,800	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2013	2013	3	74	20,306	
4	0282	POOL ENCL	0	100	31	40	1,240.00	UT	15.00	15.00	100	2013	2013	3	40	7,440	
5	0210	GARAGE U	0	100	32	48	1,536.00	UT	16.00	16.00	60	2013	2013	3	60	14,746	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 50,792

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	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100			0.00	0.00	0.07	AC		1.00	1.00	1.00	900.00	900.00	63							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.00 Total Land Value: 35,063 Market: 0 Agricultural: 0 Common: 35,063 PRINTED 11/17/2025 BY SYS