LOT 11 LAKE VALLEY IN
WOODBOROUGH PHASE 2 & BEG AT
SE COR OF LOT 11, RUN SW 106

CANDLER CHRISTOPHER D/CANDLER JENNIFER
434 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

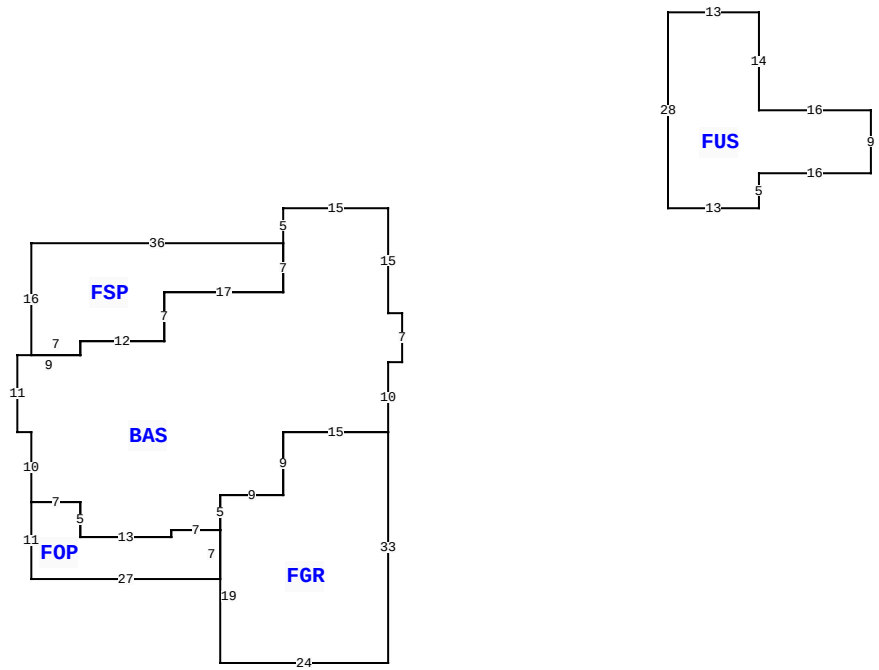
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,533	100		1,533	160,641
FGR	711	55		391	40,972
FOP	204	30		61	6,392
FSP	399	40		160	16,766
FUS	508	100		508	53,233
TOTALS	3,355			2,653	278,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,653	123.1076	137.88	365,796	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2041 HX Base Yr 2002



434 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		278,005
TOTAL MARKET OB/XF VALUE		9,253
TOTAL LAND VALUE - MARKET		43,858
TOTAL MARKET VALUE		331,116
SOH/AGL Deduction		101,174
ASSESSED VALUE		229,942
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,220
TOTAL JUST VALUE		331,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18039	SFR	379	03/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1012/0489	4/09/2004	WD	Q	V	03	100
GRANTOR: WOODBOROUGH CORP						
GRANTEE: CANDLER						
0877/0392	3/19/1999	WD	Q	V		28,000
GRANTOR: WOODBOROUGH CORP						
GRANTEE: CANDLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S5 FSP= W36 S16 E7 N2 E12 N7 E17 N7$ S7 W17 S7 W12 S2 W9 S11 E2 S10 FOP= S11 E27 N7 W7 S1 W13 N5 W7$ E7 S5 E13 N1 E7 FGR= S19 E24 N33 W15 S9 W9 S5$ N5 E9 N9 E15 N10 E2 N7 W2 N15$ PTR= E40 FUS= E13 N5 E16 N9 W16 N14 W13 S28$ W40$.

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	3,835.00	UT	1.50	1.50	100	2001	2001	3	100	5,753	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 9,253

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	1.25	35,000.00	43,750.00	43,750							
2	0000	C	VAC RES	100			0.00	0.00	0.12	AC		1.00	1.00	1.00	900.00	900.00	108							

REVIEW DATE 02/17/2023 BY KS Total Acres: 2.04 Total Land Value: 43,858 Market: 0 Agricultural: 0 Common: 43,858 PRINTED 11/17/2025 BY SYS