LOT 13 LAKE VALLEY IN
WOODBOROUGH PHASE 8.

TIPPENS JEFFREY G/TIPPENS VIRGINIA G
487 NW LAKE VALLEY TERR
LAKE CITY, FL 32055

2026

22-3S-16-02269-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

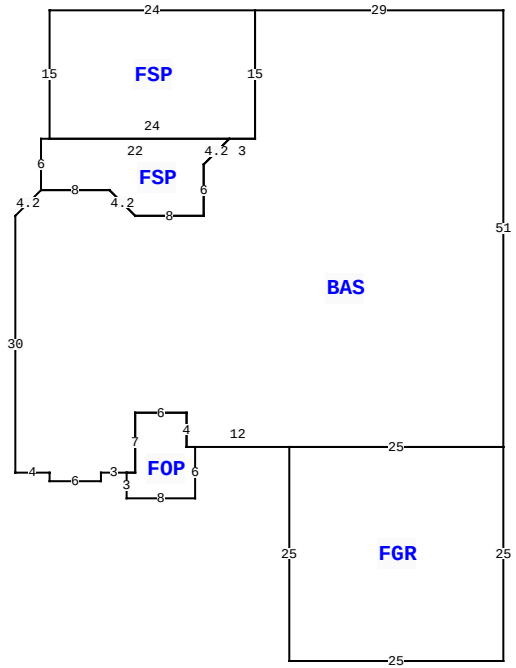
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,342	100		2,342	237,628
FGR	625	55		344	34,904
FOP	69	30		21	2,131
FSP	147	40		59	5,986
FSP	360	40		144	14,611
TOTALS	3,543			2,910	295,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,910	126.4395	141.61	412,085	2004	2004	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2013 Heated Area: 2342 HX Base Yr 2013



487 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		295,259
TOTAL MARKET OB/XF VALUE		25,170
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		355,429
SOH/AGL Deduction		101,515
ASSESSED VALUE		253,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,192
TOTAL JUST VALUE		355,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37196	POOL	281	09/11/2018
23694	ADDN SFR	80	10/07/2005
21467	SFR	618	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0835	3/09/2012	WD	Q	I	01	225,000
GRANTOR: DUANE & KERI RUTHERFO						
GRANTEE: JEFFREY G & VIRGINI						
1154/1014	7/10/2008	WD	Q	I		300,000
GRANTOR: DAVID W & TRACY LACAG						
GRANTEE: DUANE & KERI RUTHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= W24 S15 E24 N15$ S15 W3 FSP= W22S6 E8 D3 R3 E8 N6 R3 U3 $ D3 L3 S6 W8 L3 U3 W8 D3 L3 S30 E4 S1 E6 N1 E3 FOP= S3 E8 N6 W1 N4 W6 S7 W1$ E1 N7E6 S4 E12 FGR= S25 E25 N25 W25 $ E25 N51$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,157.00	UT	2.00	2.00	100	2004	2004	3	100	4,314	
3	0280	POOL R/CON	0	100	10	28	280.00	UT	70.00	70.00	100	2018	2018	3	86	16,856	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 25,170

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2023 BY KS Total Acres: 0.82 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS