

LASHLEY THOMAS H/LASHLEY LAURA M
457 NW LAKE VALLEY TER
LAKE CITY, FL 32055

22-3S-16-02269-114

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	32	HARDIE BRD 80		0100	01	3,670	125.7993	140.90	517,103	2005	2005	0	0	0	20.00	80.00	VALUATION BY																
Exterior Wall	21	STONE 20		1 SINGLE FAM 100% - 2019										Heated Area: 3083										HX Base Yr 2019									
Roof Structure	08	IRREGULAR 100												Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										413,682									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										9,018									
Interior Floor	14	CARPET 70												TOTAL LAND VALUE - MARKET										42,000									
Interior Floor	15	HARDTILE 30												TOTAL MARKET VALUE										464,700									
Air Condition	03	CENTRAL 100		SOH/AGL Deduction										140,297																			
Heating Type	04	AIR DUCTED 100		ASSESSED VALUE										324,403																			
Bedrooms	3	100		TOTAL EXEMPTION VALUE										HX HB																			
Bathrooms	3.5	100		BASE TAXABLE VALUE										273,681																			
Frame	02	WOOD FRAME 100		TOTAL JUST VALUE										464,700																			
Stories	1.	1. 100		NCON VALUE										0																			
Architectual	05	CONV 100		INCOME VALUE																													
Units	0	100		PREVIOUS YEAR MKT VALUE										469,871																			
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	2,823	100		2,823	318,209																												
FGR	648	55		356	40,128																												
FOP	96	30		29	3,269																												
FSP	472	40		189	21,304																												
FUS	260	100		260	29,307																												
PTO	252	5		13	1,466																												
TOTALS	4,551			3,670	413,682																												
EXTRA FEATURES					457 NW LAKE VALLEY TER, LAKE CITY																												
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	3,909.00	UT	2.00	2.00	100	2005	2005	3	100	7,818																		
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200																		
TOTAL OB/XF 9,018																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.20	35,000.00	42,000.00	42,000																
REVIEW DATE 01/13/2025 BY JS Total Acres: 1.30 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2025 BY SYS																																	