

SWISHER KEVIN W/SWISHER SUZANNE F
346 NW LAKE VALLEY TER
LAKE CITY, FL 32055

22-3S-16-02269-116



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 70							0100	01	2,898	129.9024	145.49	421,630	2003	2010	0	0	0	15.00	85.00	VALUATION BY		STANDARD								
Exterior Wall		19	COMMON BRK 30							1 SINGLE FAM 100% - 2004 Heated Area: 2533 HX Base Yr 2004														Tax Group: 2		Tax Dist:							
Roof Structur		08	IRREGULAR 100																					BUILDING MARKET VALUE		358,386							
Roof Cover		03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE		65,880							
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET		35,112							
Interior Floo		14	CARPET 90																					TOTAL MARKET VALUE		459,378							
Interior Floo		12	HARDWOOD 10																					SOH/AGL Deduction		185,574							
Air Condition		03	CENTRAL 100																					ASSESSED VALUE		273,804							
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE		HX HB		50,722					
Bedrooms		3	100																					BASE TAXABLE VALUE		223,082							
Bathrooms		2	100																					TOTAL JUST VALUE		459,378							
Frame		02	WOOD FRAME 100																					NCON VALUE		0							
Stories		1.	1. 100																					INCOME VALUE									
Architectual		05	CONV 100																					PREVIOUS YEAR MKT VALUE		465,749							
Units		0	100																														
Condition Adj		03	03 100																														
Kitchen Adjus		01	01 100																														
Quality		08	08																														
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		2,533	100		2,533	313,247																											
FGR		526	55		289	35,740																											
FOP		73	30		22	2,721																											
FOP		180	30		54	6,678																											
TOTALS		3,312			2,898	358,386																											
EXTRA FEATURES						346 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	2,644.00	UT	2.00	2.00	100	2003	2003	3	100	5,288																	
2	0169	FENCE/WOOD	0	100	0	0	520.00	UT	10.00	10.00	75	2006	2006	3	75	3,900																	
3	0210	GARAGE U	0	100	16	28	448.00	UT	18.00	18.00	100	2006	2006	3	100	8,064																	
4	0280	POOL R/CON	0	100	0	0	684.00	UT	105.00	105.00	100	2006	2006	3	51	36,628																	
5	0030	BARN, MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000																	
LAND DESCRIPTION TOTAL OB/XF 65,880																																	
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		00	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	0			0.00	0.00	0.12	AC		1.00	1.00	1.00	900.00	900.00	112																