LOT 19 LAKE VALLEY IN WOODBOROUG
WD 1003-2321 THRU 2325, WD 1093-

HENDERSON JAMES EDWARD/GRANT-HENDERSON LILLIAN DIA
254 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

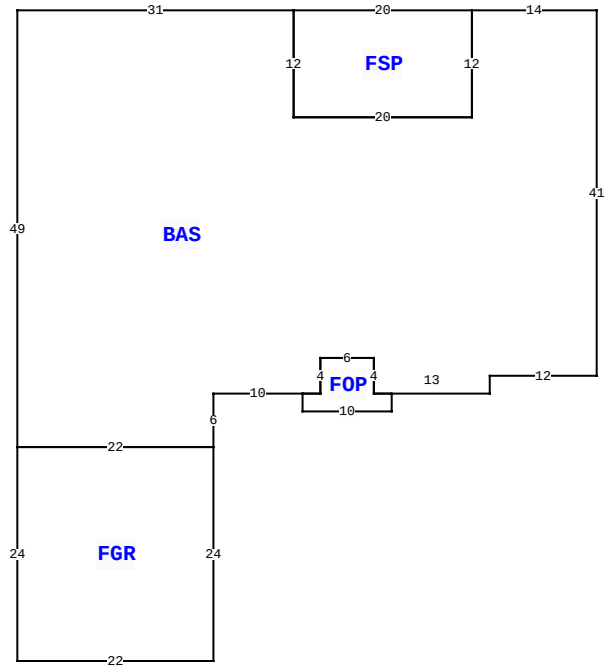
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,639	100		2,639	334,185
FGR	528	55		290	36,724
FOP	44	30		13	1,647
FSP	240	40		96	12,157
TOTALS	3,451			3,038	384,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,038	144.9520	162.35	493,219	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 2639 HX Base Yr 2022



254 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		384,711
TOTAL MARKET OB/XF VALUE		7,751
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		427,462
SOH/AGL Deduction		48,731
ASSESSED VALUE		378,731
TOTAL EXEMPTION VALUE	HX HB 13	378,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		427,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049132	Roof Replacement	34,800	01/31/2024
20310	SFR	432	01/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2797	11/19/2021	WD	Q	I	01	399,000
GRANTOR: PERLA TODD A						
GRANTEE: HENDERSON JAMES EDW						
1093/1385	8/18/2006	WD	Q	I		330,000
GRANTOR: JACK E & SHEILA EASTE						
GRANTEE: TODD & BRENDA PERLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W20 S12 E20 N12$ S12 W20 N12 W31 S49 FGR= S24 E22 N24 W22$ E22 N6 E10 FOP= S2 E10 N2 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E13 N2 E12 N41$.

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	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,917.00	UT	3.00	3.00	100	2003	2003	3	100	5,751	

LAND DESCRIPTION

TOTAL OB/XF 7,751

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2024 BY JS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS