

LOT 20 LAKE VALLEY IN WOODBOROUG
967-2092,2094, 967-2097, WD 1070

GAFFORD FRANK AND JULIE LIVING TRUST DATED SEPTEMB
P O BOX 711
LAKE CITY, FL 32056-0711

2026

22-3S-16-02269-120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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	2,640	100		2,640	281,075
FGR	529	55		291	30,982
FOP	166	30		50	5,324
FOP	418	30		125	13,309
PTO	105	5		5	532

TOTALS 3,858 3,111 331,222

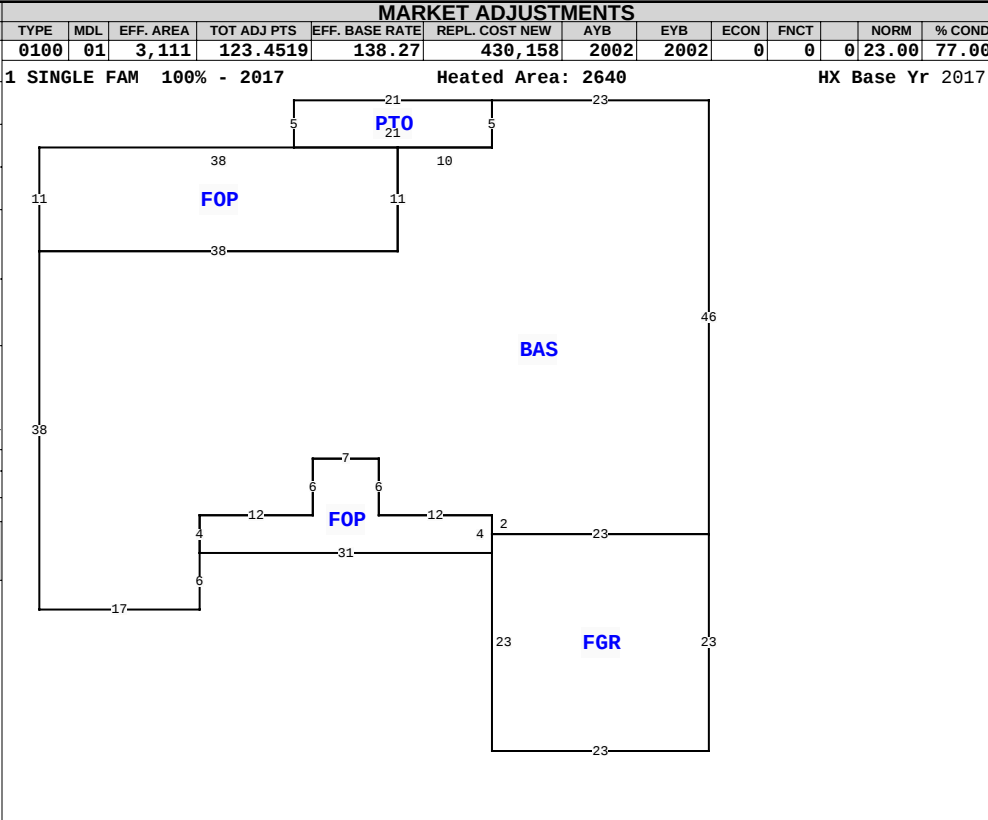
EXTRA FEATURES

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	2,323.00	UT	2.00	2.00	100	2002	2002	3	100	4,646	
2	0169	FENCE/WOOD	0 100	48	8	384.00	UT	13.50	13.50	75	2008	2008	3	75	3,888	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/17/2023 BY KS



232 NW LAKE VALLEY TER, LAKE CITY

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/03/2025 MLU

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 331,222

TOTAL MARKET OB/XF VALUE 14,834

TOTAL LAND VALUE - MARKET 35,000

TOTAL MARKET VALUE 381,056

SOH/AGL Deduction 138,806

ASSESSED VALUE 242,250

TOTAL EXEMPTION VALUE HX HB WX 55,722

BASE TAXABLE VALUE 186,528

TOTAL JUST VALUE 381,056

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 385,657

LAND:1:1: .72 AC