LOT 21 LAKE VALLEY IN
WOODBOROUGH PHASE 3.

EKL CURTIS M/ALDEA ROBIN L
212 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

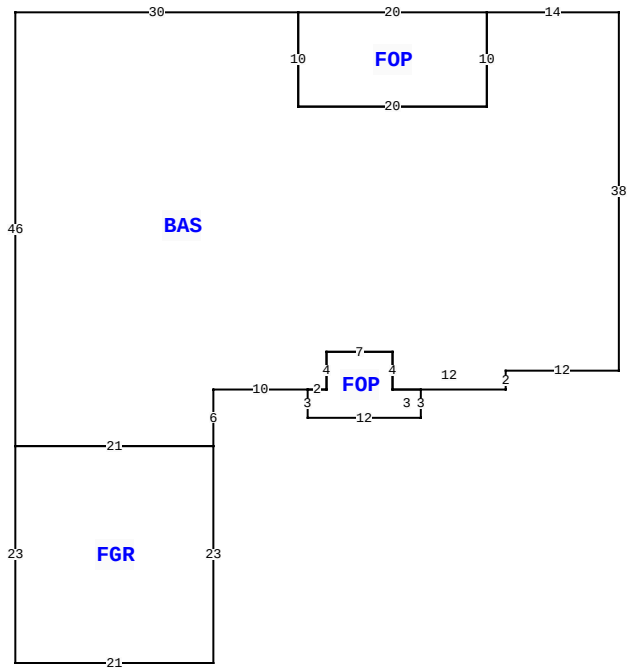
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,434	100		2,434	257,737
FGR	483	55		266	28,167
FOP	64	30		19	2,012
FOP	200	30		60	6,353
TOTALS	3,181			2,779	294,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,779	122.7842	137.52	382,168	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2016 Heated Area: 2434 HX Base Yr 2016



212 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		294,269
TOTAL MARKET OB/XF VALUE		26,206
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		355,475
SOH/AGL Deduction		110,403
ASSESSED VALUE		245,072
TOTAL EXEMPTION VALUE	HX HB DD	60,722
BASE TAXABLE VALUE		184,350
TOTAL JUST VALUE		355,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19588	POOL	90	05/24/2002
18399	SFR	426	06/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/1567	12/16/2014	WD	Q	I	01	234,000
GRANTOR: DIOGENES F & THERESA						
GRANTEE: CURTIS M EKL & ROBI						
1043/2514	4/15/2005	WD	Q	I		253,000
GRANTOR: ROBERT B & CHRISTINA						
GRANTEE: DIOGENES F & THERES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W20 S10 E20 N10$ S10 W20 N10 W30 S46 FGR= S23 E21 N23 W21$ E21 N6 E10 FOP= S3 E12 N3 W3 N4 W7 S4 W2$ E2 N4 E7 S4 E12 N2 E12 N38$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,525.00	UT	2.00	2.00	100	2002	2002	3	100	5,050	
3	0169	FENCE/WOOD	0	100	0	0	376.00	UT	7.50	7.50	100	2002	2002	3	100	2,820	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	40	14,336	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 26,206

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		RSF-1	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: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS