

LOT 22 LAKE VALLEY IN WOODBOROUG
903-215, 927-764, WD 1051-2687,

BLANKENSHIP TIMOTHY EDWARD
180 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-122



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	02 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	22316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	483	100		483	53,405
BAS	2,617	100		2,617	289,359
FOP	92	30		28	3,096
FOP	120	30		36	3,980
TOTALS	3,312			3,164	349,841

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1,910.00	UT	1.50	1.50	
2	0280	POOL R/CON	0	100	13	28	364.00	UT	70.00	70.00	
3	0166	CONC, PAVMT	0	100	28	36	644.00	UT	1.50	1.50	
4	0031	BARN, MT AE	0	100	18	26	468.00	UT	11.00	11.00	
5	0251	LEAN TO W/	0	100	12	26	312.00	UT	3.50	3.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,164	127.3838	142.67	451,408	2001	2010	0	0	22.50	77.50

1 SINGLE FAM 100% - 2023Heated Area: 3100HX Base Yr 2023

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
20,263											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		349,841	
TOTAL MARKET OB/XF VALUE		20,263	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		405,104	
SOH/AGL Deduction		3,037	
ASSESSED VALUE		402,067	
TOTAL EXEMPTION VALUE		HX HB 13 402,067	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		405,104	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,875	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050913	Roof Replacement	40,000	09/28/2024
000048709	Remodel	7,500	11/20/2023
000046513	Remodel	89,000	10/06/2023
18417	POOL	95	06/19/2001
16912	SFR	385	03/02/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1462/2365	3/25/2022	WD	Q	I	01
GRANTOR: HOSFORD THOMAS E					
GRANTEE: BLANKENSHIP TIMOTHY					
1204/2287	11/09/2010	WD	Q	I	01
GRANTOR: MICHAEL J & MARY L SA					
GRANTEE: THOMAS E & BRIDGET					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W14 S5 W19 FOP= W12 S10 E12 N10\$ S10 W12 N13 W21 S30											
BAS= S23 E21 N23 W21\$ E21 S17 E9 FOP= S5 E13 N5 W2 N3 W9 S3											
W2\$ E2 N3 E9 S3 E11 S6 E14 N55\$.											