LOT 23 LAKE VALLEY IN WOODBOROUG

895-452, CT 1037-1948, WD 1045-4

DRAKE TRICIA
146 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

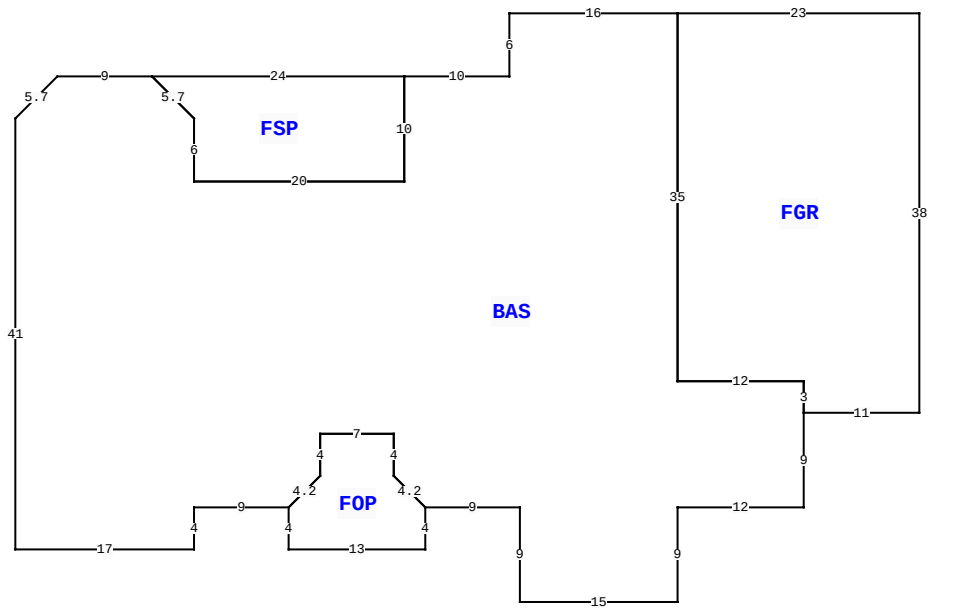
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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	2,752	100		2,752	288,589
FGR	838	55		461	48,343
FOP	110	30		33	3,461
FSP	208	40		83	8,704
TOTALS	3,908			3,329	349,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,329	124.8390	139.82	465,461	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 2752 HX Base Yr 2019



146 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		349,096
TOTAL MARKET OB/XF VALUE		35,420
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		419,516
SOH/AGL Deduction		117,326
ASSESSED VALUE		302,190
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		246,468
TOTAL JUST VALUE		419,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054339	Remodel	1,500	10/28/2025
000044311	Roof Replacement	26,447	04/28/2022
18047	POOL	100	03/12/2001
16876	SFR	435	04/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1464	7/21/2025	WD	Q	I	01	550,000
GRANTOR: STONE FRANCO R						
GRANTEE: DRAKE TRICIA						
1375/0020	12/20/2018	WD	Q	I	01	242,000
GRANTOR: LORI SCHEERER						
GRANTEE: FRANCO R & LINDA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S6 W10 FSP= W24 D4 R4 S6 E20 N10$ S10 W20 N6 L4 U4 W9 D4 L4 S41 E17 N4 E9 FOP= S4 E13 N4 U3 L3 N4 W7 S4 L3 D3 $ U3 R3 N4 E7 S4 R3 D3 E9 S9 E15 N9 E12 N9 FGR= E11 N38 W23 S35 E12 S3$ N3 W12 N35$.

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	0166	CONC,PAVMT	0	100	0	0	2,410.00	UT	2.00	2.00	100	2000	2000	3	100	4,820	
2	0280	POOL R/CON	0	100	12	25	300.00	UT	70.00	70.00	100	2001	2001	3	40	8,400	
3	0282	POOL ENCL	0	100	20	35	700.00	UT	15.00	15.00	100	2001	2001	3	40	4,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	75	2008	2008	3	75	600	
5	0210	GARAGE U	0	100	0	0	1.00	UT	14,000.00	14,000.00	100	2023	2022		100	14,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 35,420

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 09/05/2025 BY TP Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS