LOT 28 LAKE VALLEY IN WOODBOROUG
969-452, WD 1296-1007, FJ 1520-2

ASHLEY MATTIE M
259 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

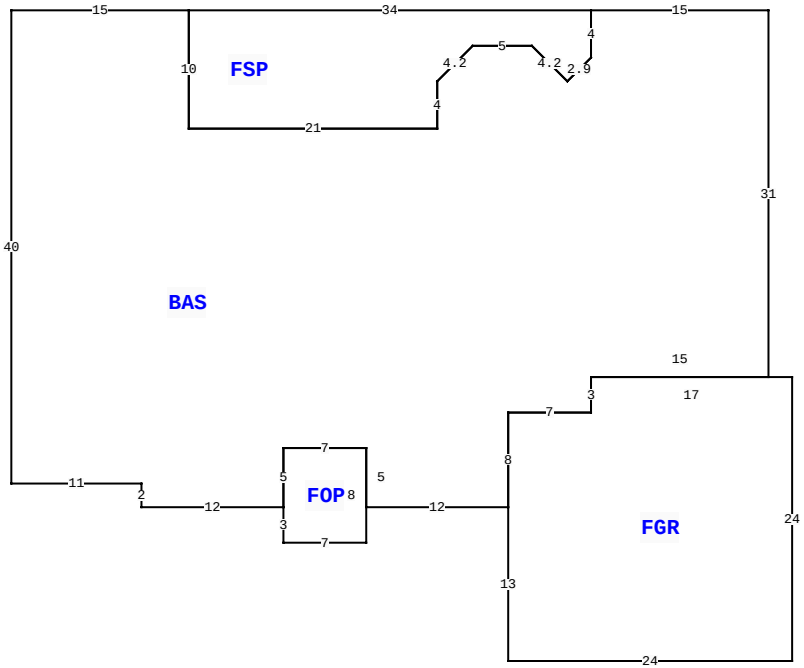
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,148	100		2,148	178,182
FGR	555	55		305	25,301
FOP	56	30		17	1,410
FSP	262	40		105	8,710
TOTALS	3,021			2,575	213,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,575	110.5440	123.81	318,811	2003	2003	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2016 Heated Area: 2148 HX Base Yr 2016



259 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		213,603
TOTAL MARKET OB/XF VALUE		19,588
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		268,191
SOH/AGL Deduction		72,009
ASSESSED VALUE		196,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,460
TOTAL JUST VALUE		268,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053551	Roof Replacement	20,025	07/10/2025
40625	STORAGE	0	09/29/2020
20144	SFR	385	11/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1553/1198	2/27/2025	QC	U	I	11	100
GRANTOR: ASHLEY ROY VONELL						
GRANTEE: ASHLEY MATTIE MARIE						
1296/1007	6/12/2015	WD	U	I	35	215,000
GRANTOR: EARL E & VIRGINIA J H						
GRANTEE: ROY V & MATTIE M AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W34 S10 E21 N4 R3 U3 E5 D3 R3 R2 U2 N4$ S4 D2 L2 L3 U3 W5 D3 L3 S4 W21 N10 W15 S40 E11 S2 E12 FOP= S3 E7 N8 W7 S5$ N5 E7 S5 E12 FGR= S13 E24 N24 W17 S3 W7 S8$ N8 E7 N3 E15 N31$.

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	3,794.00	UT	2.00	2.00	100	2003	2003	3	100	7,588	
2	0210	GARAGE U	0	100	50	30	1.00	UT	12,000.00	12,000.00	100	2021	2020		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 19,588

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

REVIEW DATE 08/12/2025 BY chuck Total Acres: 0.78 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS