

LOT 31 PHASE 9 LAKE VALLEY AT WO
980-2055, WD 1444-17, DC 1479-38

MECKS SHAUN A/CASTLEBERRY ADAM Y
179 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-131

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality		08 08			
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	3,288	100		3,288	422,216
FGR	948	55		521	66,902
FOP	188	30		56	7,191
PTO	518	5		26	3,338

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,891	146.9899	164.63	640,575	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2024

Heated Area: 3288

HX Base Yr 2024

The floor plan diagram illustrates the layout of a single-family home with four distinct areas labeled in blue: PTO (Patio/Terrace Overhang), FGR (Front Garden Room), BAS (Bathroom Area), and FOP (Front Overhang). The diagram is composed of black lines representing walls and dimensions. The PTO area is located in the upper left, with a width of 19 and a depth of 13. The FGR area is in the upper right, with a width of 24 and a depth of 41. The BAS area is the central living space, with a width of 42 and a depth of 29. The FOP area is at the bottom, with a width of 10 and a depth of 11. Various other dimensions are provided for the walls and openings between these areas, such as 15, 9, 13, 17, 19, 4, 6, 13, 23, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 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23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 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29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3, 5, 6, 4, 3, 7, 5, 2, 3, 4, 13, 17, 39, 26, 18, 6, 29, 17, 6, 3, 22, 10, 5, 13, 6, 23, 11, 8, 3

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				499,648	
TOTAL MARKET OB/XF VALUE				8,716	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				543,364	
SOH/AGL Deduction				0	
ASSESSED VALUE				543,364	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				492,642	
TOTAL JUST VALUE				543,364	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				549,770	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048704	Roof Replacement	38,372	11/20/2023
000047272	Electrical Servic	1,100	05/18/2023
20643	SFR	522	04/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/679	3/10/2023	WD	Q	I	01	550,000
GRANTOR: BINGER TAMMY L						
GRANTEE: MECKS SHAUN A						
1444/17	7/30/2021	WD	Q	I	01	485,000
GRANTOR: DUNN DAVID						
GRANTEE: BINGER ROBERT L						

TOTALS		4,942				3,891		499,648		179 NW LAKE VALLEY TER, LAKE CITY					XF DATE				LAND DATE		04/03/2025		MLU	
															INC DATE				AG DATE					
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	2,350.00		UT	2.00		2.00		100	2003	2003	3	100	4,700			
2	0296		SHED METAL		0	100	12	14	168.00		UT	12.00		12.00		100	2008	2008	3	100	2,016			
3	0180		FPLC 1STRY		0	100	0	0	1.00		UT	2,000.00		2,000.00		100	2022	2003		100	2,000			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W2 L3 U2 W5 D2 L2 W3 S42 E4 S2 E8 N2 E3 S5 FOP= S6 E23 N11 W10 S5 W13\$ E13 N5 E22 N3 E6 S2 E17 N29 FGR= E6 N41 W24 S39 E18 S2\$ N2 W18 N26 PTO= N13 W15 S9 W6 S4 W19 S13 E23 N13 E17\$ W17 S13 W23 S3\$.			

LAND DESCRIPTION													TOTAL OB/XF 8,716												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								