LOT 4 LAKE VALLEY IN WOODBOROUGH
& BEG AT SW COR LOT 4, RUN S 54
EXTENSION OF S LINE LOT 4, 33.66

DOUGLAS H MARSHALL/DOUGLAS DIANA S
532 NW LAKE VALLEY TER
LAKE CITY, FL 32055-8527

2026

22-3S-16-02269-104

BUILDING CHARACTERISTICS

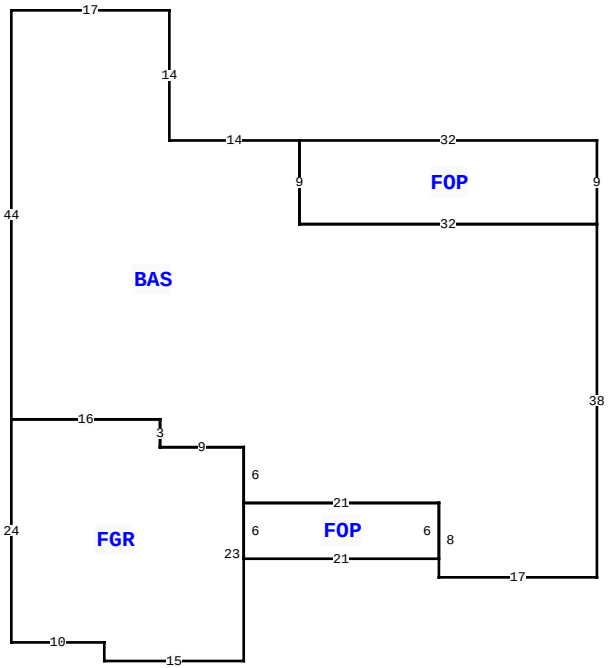
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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		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	2,345	100		2,345	249,999
FGR	603	55		332	35,394
FOP	126	30		38	4,052
FOP	288	30		86	9,168
TOTALS	3,362			2,801	298,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,801	130.3949	146.04	409,058	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2018 Heated Area: 2345 HX Base Yr 2018



532 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	1,884.00	UT	1.50	1.50	100	1998	1998	3	100	2,826	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,612
TOTAL MARKET OB/XF VALUE		9,526
TOTAL LAND VALUE - MARKET		35,054
TOTAL MARKET VALUE		343,192
SOH/AGL Deduction		103,669
ASSESSED VALUE		239,523
TOTAL EXEMPTION VALUE	HX HB 13	239,523
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		343,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044192	Roof Replacement	22,110	04/14/2022
13657	SFR	365	02/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0787	10/30/2013	WD	Q	I	01	233,000
GRANTOR: PHIL & ELENA RHIDDLEH						
GRANTEE: H MARSHALL & DIANA						
1163/1365	12/05/2008	WD	Q	I		249,000
GRANTOR: RUBY T & NAN T MCNEIL						
GRANTEE: PHIL & ELENA RHIDDL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N14 W17 S44 FGR= S24 E10 S2 E15 N23 W9 N3 W16$ E16 S3 E9 S6 FOP= S6 E21 N6 W21$ E21 S8 E17 N38 FOP= N9 W32 S9 E32$ W32 N9$.

LAND DESCRIPTION

TOTAL OB/XF 9,526

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100			0.00	0.00	0.06	AC		1.00	1.00	1.00	900.00	900.00	54							

REVIEW DATE 02/17/2023 BY KS Total Acres: 0.67 Total Land Value: 35,054 Market: 0 Agricultural: 0 Common: 35,054 PRINTED 06/26/2026 BY SYS