LOT 5 LAKE VALLEY IN
WOODBOROUGH S/D PHASE 1 &
BEGIN AT NE COR OF LOT 5 LAKE

O'ROURKE MICHAEL/O'ROURKE SARAH
547 NW LAKE VALLEY TER
LAKE CITY, FL 32055

**2027**

**22-3S-16-02269-105**

## BUILDING CHARACTERISTICS

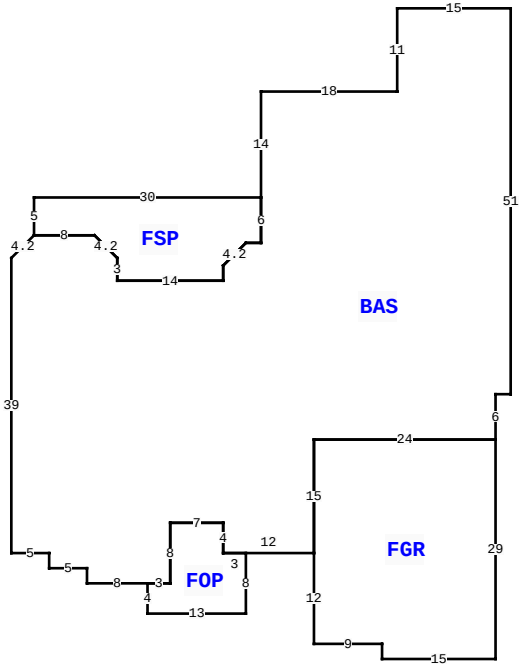
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Wall | 08 | DECORATIVE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 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 | 3,086 | 100 | | 3,086 | 340,944 |
| FGR | 678 | 55 | | 373 | 41,210 |
| FOP | 120 | 30 | | 36 | 3,977 |
| FSP | 248 | 40 | | 99 | 10,938 |
| TOTALS | 4,132 | | | 3,594 | 397,069 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,594 | 143.4818 | 157.83 | 567,241 | 2005 | 2005 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 3086 HX Base Yr 2021




547 NW LAKE VALLEY TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 397,069 |
| TOTAL MARKET OB/XF VALUE | | 47,751 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 479,820 |
| SOH/AGL Deduction | | 118,440 |
| ASSESSED VALUE | | 361,380 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 309,969 |
| TOTAL JUST VALUE | | 479,820 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 487,040 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048928 | Roof Replacement | 25,500 | 12/29/2023 |
| 24399 | POOL ENCL | 30 | 04/19/2006 |
| 24280 | POOL | 190 | 03/22/2006 |
| 24280 | POOL | 190 | 03/22/2006 |
| 24280 | POOL | 190 | 03/22/2006 |
| 22591 | SFR | 905 | 12/14/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1419/2127 | 9/11/2020 | WD | U | I | 11 | 100 |
| GRANTOR: GARY M & ALICIA D GOE | | | | | | |
| GRANTEE: MICHAEL & SARAH O'R | | | | | | |
| 1419/0804 | 9/11/2020 | WD | Q | I | 01 | 375,000 |
| GRANTOR: GARY M & ALICIA D GOE | | | | | | |
| GRANTEE: MICHAEL & SARAH O'R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 S11 W18 S14 FSP= W30 S5 E8 D3 R3 S3 E14 N2 R3 U3 E2 N6$ S6 W2 D3 L3 S2 W14 N3 L3 U3 W8 D3 L3 S39 E5 S2 E5 S2 E8 FOP= S4 E13 N8 W3 N4 W7 S8 W3$ E3 N8 E7 S4 E12 FGR= S12 E9 S2 E15 N29 W24 S15$ N15 E24 N6 E2 N51$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,592.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 3,980 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 537.00 | UT | 70.00 | 70.00 | 100 | 2006 | 2006 | 3 | 51 | 19,171 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 30 | 50 | 1,500.00 | UT | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 9,000 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,400 | |
| 6 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,200 | |
| 7 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2023 | 2022 | | 100 | 10,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 47,751

| 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 | | | | | | | |

REVIEW DATE 02/06/2024 BY JS Total Acres: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS