LOT 6 LAKE VALLEY IN
WOODBOROUGH S/D PHASE 1 & BEG
AT SE COR LOT 6, RUN N 37 DG W

PATEL BINA H/MATHEW BABITH
561 NW LAKE VALLEY TERR
LAKE CITY, FL 32055

2027

22-3S-16-02269-106

BUILDING CHARACTERISTICS

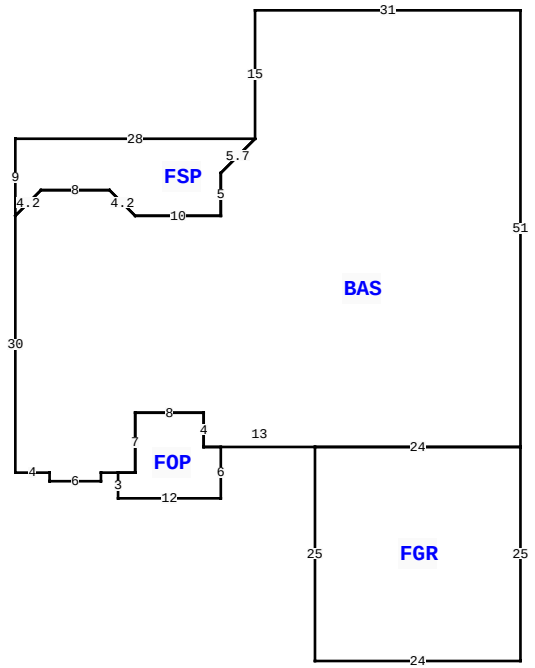
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	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	2,414	100		2,414	222,819
FGR	600	55		330	30,460
FOP	98	30		29	2,677
FSP	191	40		76	7,015
TOTALS	3,303			2,849	262,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,849	123.2154	135.54	386,153	2003	2003	0	0	0	31.90	68.10

1 SINGLE FAM 0% - 2023 Heated Area: 2414 HX Base Yr



561 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	2,500	
3	0282	POOL ENCL	0	0	34	46	1,564.00	UT	15.00	15.00	100	2003	2003	3	40	9,384	
4	0166	CONC,PAVMT	0	0	0	0	2,232.00	UT	2.00	2.00	100	2003	2003	3	100	4,464	
5	0280	POOL R/CON	0	0	12	28	336.00	UT	70.00	70.00	100	2003	2003	3	40	9,408	
6	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,970
TOTAL MARKET OB/XF VALUE	28,956
TOTAL LAND VALUE - MARKET	35,153
TOTAL MARKET VALUE	327,079
SOH/AGL Deduction	0
ASSESSED VALUE	327,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,079
TOTAL JUST VALUE	327,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046197	Roof Replacement	20,520	01/04/2023
20470	POOL	95	02/28/2003
20247	SFR	417	12/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/1355	6/27/2008	WD	Q	I		320,000
GRANTOR: STEPHEN J & AMY J PIE						
GRANTEE: BINA H PATEL & BABI						
1000/1812	11/06/2003	WD	Q	V	01	300
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: STEPHEN J & AMY J P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S15 FSP= W28 S9 R3 U3 E8 D3 R3 E10 N5 R4 U4 $ D4 L4 S5 W10 L3 U3 W8 D3 L3 S30 E4 S1 E6 N1 E2 FOP= S3 E12 N6 W2 N4 W8 S7 W2$ E2 N7 E8 S4 E13 FGR= S25 E24 N25 W24$ E24 N51$.

LAND DESCRIPTION

TOTAL OB/XF 28,956

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	0		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	0			0.00	0.00	0.17	AC		1.00	1.00	1.00	900.00	900.00	153							

REVIEW DATE 02/17/2023 BY KS Total Acres: 0.80 Total Land Value: 35,153 Market: 0 Agricultural: 0 Common: 35,153 PRINTED 11/17/2026 BY SYS