

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

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	140.47	400,199	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

L	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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,414	100		2,414	230,924
FGR	600	55		330	31,568
FOP	98	30		29	2,774
FSP	191	40		76	7,270
TOTALS	3,303			2,849	272,536

EXTRA FEATURES												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU					

LAND DESCRIPTION																								
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	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							

TOTAL OB/XF																								
													28,956											

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	272,536			
TOTAL MARKET OB/XF VALUE	28,956			
TOTAL LAND VALUE - MARKET	35,153			
TOTAL MARKET VALUE	336,645			
SOH/AGL Deduction	0			
ASSESSED VALUE	336,645			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	336,645			
TOTAL JUST VALUE	336,645			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	338,259			

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	Q	I		320,000
GRANTOR: STEPHEN J & AMY J PIE						
GRANTEE: BINA H PATEL & BABI						
1000/1812	11/06/2003	WD Q	Q	V	01	300
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: STEPHEN J & AMY J P						

BUILDING NOTES												
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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\$.												