LOT 8 LAKE VALLEY AT
WOODBOROUGH S/D PHASE 1 & BEG
AT SE COR LOT 8, RUN N 16 DG E

RIGSBY DENNIS M/RIGSBY MARY D
605 NW LAKE VALLEY TERRACE
LAKE CITY, FL 32055-8529

2027

22-3S-16-02269-108

BUILDING CHARACTERISTICS

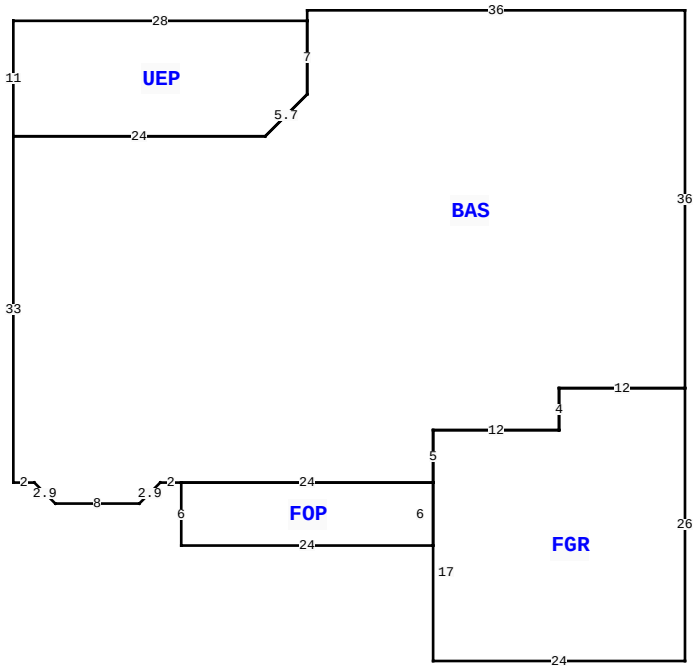
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	2,404	100		2,404	231,363
FGR	576	55		317	30,509
FOP	144	30		43	4,138
UEP	300	60		180	17,323
TOTALS	3,424			2,944	283,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,944	122.7050	134.98	397,381	1997	1997	0	0	0	28.70	71.30

1 SINGLE FAM 100% - 1999 Heated Area: 2404 HX Base Yr 1999



605 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,655.00	UT	1.50	1.50	100	1997	1997	3	100	2,483	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	70.00	100	2000	2000	3	40	16,128	
4	0282	POOL ENCL	0	100	30	49	1,470.00	UT	15.00	15.00	100	2000	2000	3	40	8,820	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		283,333
TOTAL MARKET OB/XF VALUE		28,631
TOTAL LAND VALUE - MARKET		35,099
TOTAL MARKET VALUE		347,063
SOH/AGL Deduction		97,182
ASSESSED VALUE		249,881
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,470
TOTAL JUST VALUE		347,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,206

LAND:1:1: .57 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16471	POOL	504	01/05/2000
12116	SFR	385	02/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/1800	11/06/2003	WD	Q	V	01	400
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: DENNIS M & MARY D R						
0868/0604	10/27/1998	WD	Q	I		152,000
GRANTOR: ROWAN HOMES INC						
GRANTEE: RIGSBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S1 UEP= W28 S11 E24 R4 U4 N7$ S7 D4 L4 W24 S33E2 D2 R2 E8 R2 U2 E2 FOP= S6 E24 N6 W24$ E24 FGR= S17 E24 N26 W12 S4 W12 S5$ N5 E12 N4 E12 N36$.

LAND DESCRIPTION

TOTAL OB/XF 28,631

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	0.11	AC		1.00	1.00	1.00	900.00	900.00	99							

REVIEW DATE 02/17/2023 BY KS Total Acres: 0.68 Total Land Value: 35,099 Market: 0 Agricultural: 0 Common: 35,099 PRINTED 11/17/2026 BY SYS