LOT 9 LAKE VALLEY IN WOODBOROUGH
AT SW COR LOT 9, RUN S 81 DG W 1
DG W 20.96 FT, N 81 DG E ALONG S

SKEEN EARL C/SKEEN VERA MARYLAND
486 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2027

22-3S-16-02269-109

BUILDING CHARACTERISTICS

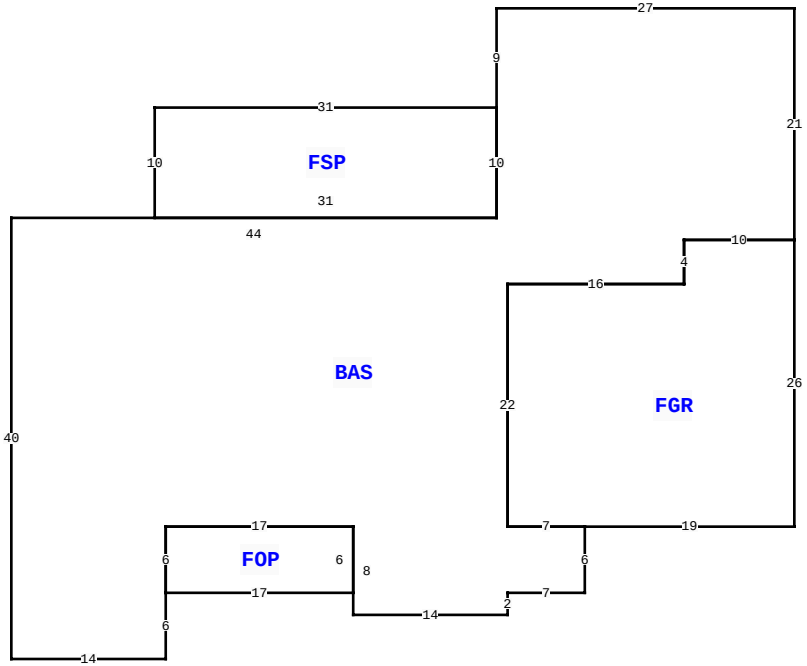
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,211	100		2,211	261,523
FGR	612	55		337	39,861
FOP	102	30		31	3,667
FSP	310	40		124	14,667
TOTALS	3,235			2,703	319,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	143.3740	157.71	426,290	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2009 Heated Area: 2211 HX Base Yr 2009



486 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	0166	CONC,PAVMT	0	100	0	0	2,120.00	UT	2.50	2.50	100	2000	2000	3	100	5,300	
2	0060	CARPORT F	0	100	12	30	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,800	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2013	2013	3	74	20,306	
4	0282	POOL ENCL	0	100	31	40	1,240.00	UT	15.00	15.00	100	2013	2013	3	40	7,440	
5	0210	GARAGE U	0	100	32	48	1,536.00	UT	16.00	16.00	60	2013	2013	3	60	14,746	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		319,718
TOTAL MARKET OB/XF VALUE		50,792
TOTAL LAND VALUE - MARKET		35,063
TOTAL MARKET VALUE		405,573
SOH/AGL Deduction		104,950
ASSESSED VALUE		300,623
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		244,212
TOTAL JUST VALUE		405,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047197	Roof Replacement	24,025	05/10/2023
31437	POOL ENCL	80	09/12/2013
30950	POOL	175	04/17/2013
15398	SFR	340	04/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1466	2/19/2026	LE	U	I	14	100
GRANTOR: SKEEN EARL C						
GRANTEE: SKEEN EARL C (ENH L						
1152/1775	6/16/2008	WD	Q	I	01	305,000
GRANTOR: MALHOTRA						
GRANTEE: SKEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S9 FSP= W31 S10 E31 N10$ S10 W44 S40 E14 N6 FOP= E17 N6 W17 S6$ N6 E17 S8 E14 N2 E7 N6 FGR= E19 N26 W10 S4 W16 S22 E7$ W7 N22 E16 N4 E10 N21$.

LAND DESCRIPTION

TOTAL OB/XF 50,792

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		RSF-2	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	0.07	AC		1.00	1.00	1.00	900.00	900.00	63							

REVIEW DATE 04/14/2026 BY robin Total Acres: 1.00 Total Land Value: 35,063 Market: 0 Agricultural: 0 Common: 35,063 PRINTED 11/17/2026 BY SYS