LOT 10 LAKE VALLEY IN
WOODBOROUGH PHASE 2 & BEG AT
NE COR OF LOT 10, RUN SW 106

KNUDSEN JERRY N/KNUDSEN TRACY A
462 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2027

22-3S-16-02269-110

BUILDING CHARACTERISTICS

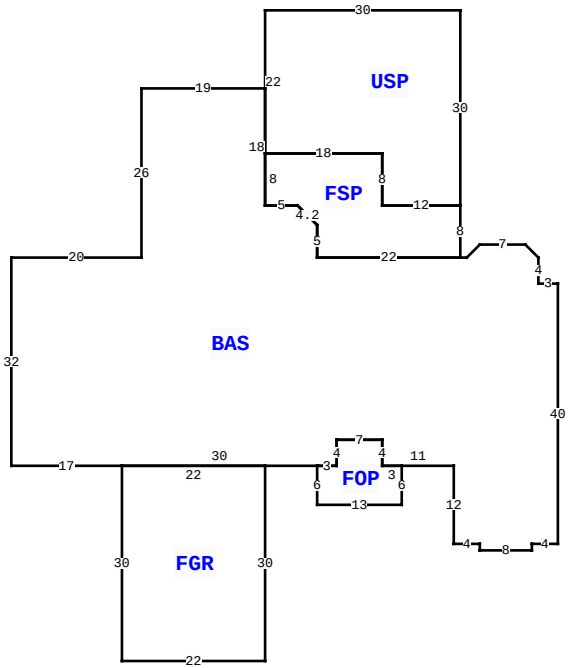
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 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	3,420	100		3,420	357,300
FGR	660	55		363	37,924
FOP	106	30		32	3,343
FSP	325	40		130	13,581
USP	756	35		265	27,685
TOTALS	5,267			4,210	439,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,210	123.3452	135.68	571,213	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2018 Heated Area: 3420 HX Base Yr 2018



462 NW LAKE VALLEY TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	439,834
TOTAL MARKET OB/XF VALUE	13,764
TOTAL LAND VALUE - MARKET	38,608
TOTAL MARKET VALUE	492,206
SOH/AGL Deduction	156,216
ASSESSED VALUE	335,990
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	284,579
TOTAL JUST VALUE	492,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048960	Roof Replacement	38,000	01/05/2024
19189	SFR	553	02/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/0789	8/10/2020	QC	U	I	11	0
GRANTOR: JERRY N KNUDSEN						
GRANTEE: JERRY N & TRACY A K						
1341/2008	7/27/2017	WD	Q	I	01	302,000
GRANTOR: WASEEM & NAJEEBA KHAN						
GRANTEE: JERRY KNUDSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S26 W20 S32 E17 FGR= S30 E22 N30 W22$ E30 FOP= S6 E13 N6 W3 N4 W7 S4 W3$ E3 N4 E7 S4 E11 S12 E4 S1 E8 N1 E4 N40 W3 N4 L2 U2 W7 D2 L2 W1 FSP= N8 USP= N30 W30 S22 E18 S8 E12$ W12 N8 W18 S8 E5 D3 R3 S5 E22$ W22 N5 L3 U3 W5 N18$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	6,282.00	UT	2.00	2.00	100	2002	2002	3	100	12,564	

LAND DESCRIPTION

TOTAL OB/XF 13,764

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	1.10	35,000.00	38,500.00	38,500							
2	0000	C	VAC RES	100			0.00	0.00	0.12	AC		1.00	1.00	1.00	900.00	900.00	108							

REVIEW DATE 04/08/2024 BY JS Total Acres: 1.47 Total Land Value: 38,608 Market: 0 Agricultural: 0 Common: 38,608 PRINTED 11/17/2026 BY SYS