LOT 12 LAKE VALLEY IN
WOODBOROUGH PHASE 8 & ALSO
BEG AT NW COR OF LOT 5 LAKE

MACGRATH WILLIAM S JR/MACGRATH JUDITH G
513 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2027

22-3S-16-02269-112

BUILDING CHARACTERISTICS

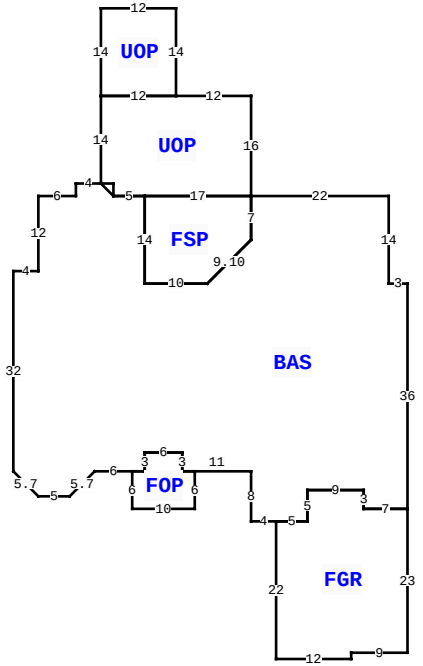
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,638	100		2,638	236,274
FGR	512	55		282	25,258
FOP	78	30		23	2,060
FSP	214	40		86	7,702
UOP	168	20		34	3,045
UOP	380	20		76	6,807
TOTALS	3,990			3,139	281,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,139	121.5313	133.68	419,622	2003	2003	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2004 Heated Area: 2638 HX Base Yr 2004



513 NW LAKE VALLEY TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		281,147
TOTAL MARKET OB/XF VALUE		8,572
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,719
SOH/AGL Deduction		76,376
ASSESSED VALUE		248,343
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		146,932
TOTAL JUST VALUE		324,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050237	Roof Replacement	23,367	06/28/2024
20408	SFR	459	02/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/0813	10/24/2008	WD	Q	V	01	100
GRANTOR: WOODBOROUGH CORP						
GRANTEE: WILLIAM S JR & JUDI						
0995/0878	9/18/2003	WD	Q	I		222,000
GRANTOR: ISAAC CONST INC						
GRANTEE: WILLIAM S JR & JUDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N16 W12 UOP= N14 W12 S14 E12$ W12 S14 E2 S2 E5 E17$ FSP= W17 S14 E10 R7 U7 N7 $ S7 D7 L7 W10 N14 W5 U2 L2 W4 S2 W6 S12 W4 S32 R4 D4 E5 U4 R4 E6 FOP= S6 E10 N6 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 S8 E4 FGR= S22 E12 N1 E9 N23 W7 N3 W9 S5 W5$ E5 N5 E9 S3 E7 N36 W3 N14$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,158.00	UT	2.00	2.00	100	2003	2003	3	100	4,316	
3	0060	CARPORT F	0	100	12	28	336.00	UT	5.00	5.00	100	2008	2008	3	100	1,680	
4	0296	SHED METAL	0	100	6	8	48.00	UT	12.00	12.00	100	2008	2008	3	100	576	

LAND DESCRIPTION

TOTAL OB/XF 8,572

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/25/2024 BY JS Total Acres: 0.83 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS