LOT 14, LAKE VALLEY IN WOODBOR
OUGH PHASE 8.

LASHLEY THOMAS H/LASHLEY LAURA M
457 NW LAKE VALLEY TER
LAKE CITY, FL 32055

**2027**

**22-3S-16-02269-114**

## BUILDING CHARACTERISTICS

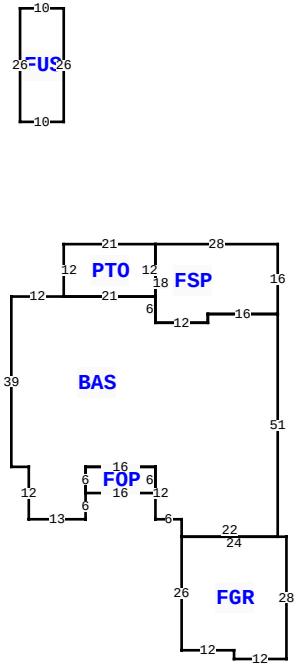
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| 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 | 2,823 | 100 | | 2,823 | 312,518 |
| FGR | 648 | 55 | | 356 | 39,410 |
| FOP | 96 | 30 | | 29 | 3,210 |
| FSP | 472 | 40 | | 189 | 20,923 |
| FUS | 260 | 100 | | 260 | 28,783 |
| PTO | 252 | 5 | | 13 | 1,439 |
| TOTALS | 4,551 | | | 3,670 | 406,284 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,670 | 125.7993 | 138.38 | 507,855 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 3083 HX Base Yr 2019




457 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 | 3,909.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 7,818 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2023 | 2022 | | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 406,284 |
| TOTAL MARKET OB/XF VALUE | | 9,018 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 457,302 |
| SOH/AGL Deduction | | 124,140 |
| ASSESSED VALUE | | 333,162 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 281,751 |
| TOTAL JUST VALUE | | 457,302 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 464,700 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051483 | Roof Replacement | 30,070 | 11/13/2024 |
| 22191 | SFR | 909 | 08/13/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1364/0936 | 7/10/2018 | WD | Q | I | 01 | 274,900 |
| GRANTOR: DOUGLAS D LANG | | | | | | |
| GRANTEE: THOMAS H & LAURA M | | | | | | |
| 1027/1148 | 10/05/2004 | WD | Q | I | | 307,500 |
| GRANTOR: ISAAC CONST INC | | | | | | |
| GRANTEE: DOUGLAS D & LAVONNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 S39 E4 S12 E13 N6 FOP= E16 N6 W16 S6$ N6 E16 S12 E6 S4 FGR= S26 E12 S2 E12 N28 W24$ E22 N51 FSP= N16 W28 S18 E12 N2 E16$ W16 S2 W12 N6 PTO= N12 W21 S12 E21 $ W21$ PTR= N40 FUS= N26 W10 S26 E10$ S40$.

## LAND DESCRIPTION

TOTAL OB/XF 9,018

| 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 | 1.20 | 35,000.00 | 42,000.00 | 42,000 | | | | | | | |

REVIEW DATE 01/13/2025 BY JS Total Acres: 1.30 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS