LOT 16 LAKE VALLEY IN
WOODBOROUGH S/D PHASE 4. &
42.8 ACRE PARCEL DESC ORB 1065

SWISHER KEVIN W/SWISHER SUZANNE F
346 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2027

22-3S-16-02269-116

BUILDING CHARACTERISTICS

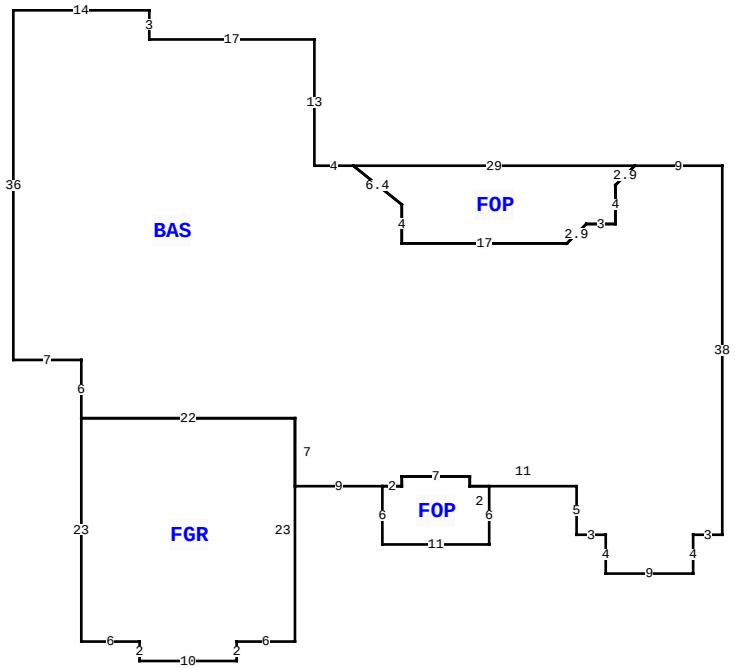
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	08	08
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	2,533	100		2,533	307,649
FGR	526	55		289	35,101
FOP	73	30		22	2,672
FOP	180	30		54	6,559
TOTALS	3,312			2,898	351,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,898	129.9024	142.89	414,095	2003	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2004 Heated Area: 2533 HX Base Yr 2004



346 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		351,981
TOTAL MARKET OB/XF VALUE		65,880
TOTAL LAND VALUE - MARKET		35,112
TOTAL MARKET VALUE		452,973
SOH/AGL Deduction		171,780
ASSESSED VALUE		281,193
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,782
TOTAL JUST VALUE		452,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047809	Roof Replacement	25,000	08/02/2023
23870	POOL	205	10/26/2005
20364	SFR	443	01/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0595	10/27/2020	LE	U	I	14	100
GRANTOR: KEVIN W & SUZANNE F S						
GRANTEE: KEVIN W & SUZANNE F						
1417/0606	8/07/2020	QC	U	V	11	100
GRANTOR: MICHAEL ROSS STREICHE						
GRANTEE: KEVIN W & SUZANNE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= W29 D4 R5 S4 E17 R2 U2 E3 N4 R2 U2 $ D2 L2 S4 W3 D2 L2 W17 N4 L5 U4 W4 N13 W17 N3 W14 S36 E7 S6 FGR= S23 E6 S2 E10 N2 E6 N23 W22$ E22 S7 E9 FOP= S6 E11 N6 W2 N1 W7 S1 W2$ E2 N1 E7 S1 E11 S5 E3 S4 E9 N4 E3 N38$.

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	2,644.00	UT	2.00	2.00	100	2003	2003	3	100	5,288	
2	0169	FENCE/WOOD	0	100	0	0	520.00	UT	10.00	10.00	75	2006	2006	3	75	3,900	
3	0210	GARAGE U	0	100	16	28	448.00	UT	18.00	18.00	100	2006	2006	3	100	8,064	
4	0280	POOL R/CON	0	100	0	0	684.00	UT	105.00	105.00	100	2006	2006	3	51	36,628	
5	0030	BARN,MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 65,880

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	0			0.00	0.00	0.12	AC		1.00	1.00	1.00	900.00	900.00	112							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.89 Total Land Value: 35,112 Market: 0 Agricultural: 0 Common: 35,112 PRINTED 11/16/2026 BY SYS