LOT 18 LAKE VALLEY IN WOODBOROUG
949-2768, 949-2770, WD 1282-901,

SPARKS ROBERT LEE/SPARKS CATHY J
286 NW LAKE VALLEY TER
LAKE CITY, FL 32025

2027

22-3S-16-02269-118

BUILDING CHARACTERISTICS

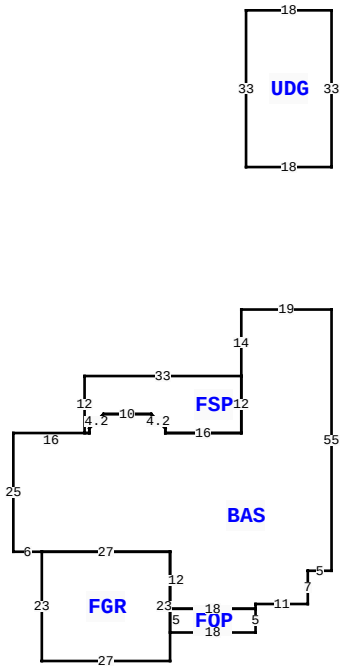
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,581	100		2,581	296,300
FGR	621	55		342	39,262
FOP	90	30		27	3,100
FSP	341	40		136	15,612
UDG	594	55		327	37,540
TOTALS	4,227			3,413	391,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,413	133.8018	147.18	502,325	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 2581 HX Base Yr 2022



286 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	391,814
TOTAL MARKET OB/XF VALUE	8,212
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	435,026
SOH/AGL Deduction	41,869
ASSESSED VALUE	393,157
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	336,746
TOTAL JUST VALUE	435,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056571	Swimming Pool and	74,080	09/14/2026
000043147	Roof Replacement	10,000	11/18/2021
23133	GARAGE	95	05/11/2005
20440	SFR	433	02/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/184	6/16/2026	WD	Q	I	01	497,000
GRANTOR: THRALL EDWARD						
GRANTEE: SPARKS ROBERT LEE						
1456/221	12/28/2021	WD	Q	I	01	410,000
GRANTOR: WAND RICHARD T						
GRANTEE: THRALL EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S14 FSP= W33 S12 E1 N1 R3 U3 E10 D3 R3 S1 E16 N12$ S12 W16 N1 L3 U3 W10 D3 L3 S1 W16 S25 E6 FGR= S23 E27 N23 W27$ E27 S12 FOP= S5 E18 N5 W18$ E18 N1 E11 N7 E5 N55$ PTR= N30 UDG= N33 W18 S33 E18$ S30$.

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	2,156.00	UT	2.00	2.00	100	2003	2003	3	100	4,312	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2023	2022		100	1,900	

LAND DESCRIPTION

TOTAL OB/XF 8,212

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							

REVIEW DATE 10/26/2026 BY TP Total Acres: 0.91 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS