LOT 20 LAKE VALLEY IN WOODBOROUG
967-2092,2094, 967-2097, WD 1070

GAFFORD FRANK AND JULIE LIVING TRUST DATED SEPTEMB
P O BOX 711
LAKE CITY, FL 32056-0711

2027

22-3S-16-02269-120

BUILDING CHARACTERISTICS

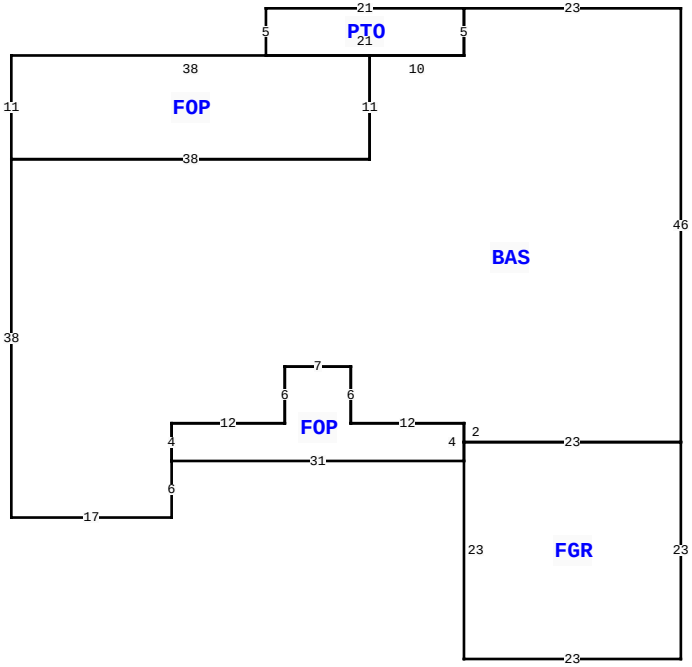
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	2,640	100		2,640	276,054
FGR	529	55		291	30,429
FOP	166	30		50	5,228
FOP	418	30		125	13,071
PTO	105	5		5	523
TOTALS	3,858			3,111	325,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,111	123.4519	135.80	422,474	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2017 Heated Area: 2640 HX Base Yr 2017



232 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	2,323.00	UT	2.00	2.00	100	2002	2002	3	100	4,646	
2	0169	FENCE/WOOD	0	100	48	8	384.00	UT	13.50	13.50	75	2008	2008	3	75	3,888	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,305
TOTAL MARKET OB/XF VALUE		14,834
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		375,139
SOH/AGL Deduction		126,349
ASSESSED VALUE		248,790
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		192,379
TOTAL JUST VALUE		375,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,056

LAND:1:1: .72 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043705	Roof Replacement	21,200	02/14/2022
19586	SFR	469	05/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1507	7/14/2022	WD	U	I	11	100
GRANTOR: GAFFORD JULIE						
GRANTEE: GAFFORD FRANK AND J						
1321/0738	8/24/2016	WD	Q	I	01	250,000
GRANTOR: DENNIS RIGSBY						
GRANTEE: FRANK & JULIE GAFFO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= W21 S5 E21 N5$ S5 W10 FOP= W38 S11 E38 N11$ S11 W38 S38 E17 N6 FOP= E31 N4 W12 N6 W7 S6 W12 S4$ N4 E12 N6 E7 S6 E12 S2 FGR= S23 E23 N23 W23$ E23 N46$.

LAND DESCRIPTION

TOTAL OB/XF 14,834

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 02/17/2023 BY KS Total Acres: 0.72 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS