LOT 22 LAKE VALLEY IN WOODBOROUG
903-215, 927-764, WD 1051-2687,

BLANKENSHIP TIMOTHY EDWARD
180 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2027

22-3S-16-02269-122

BUILDING CHARACTERISTICS

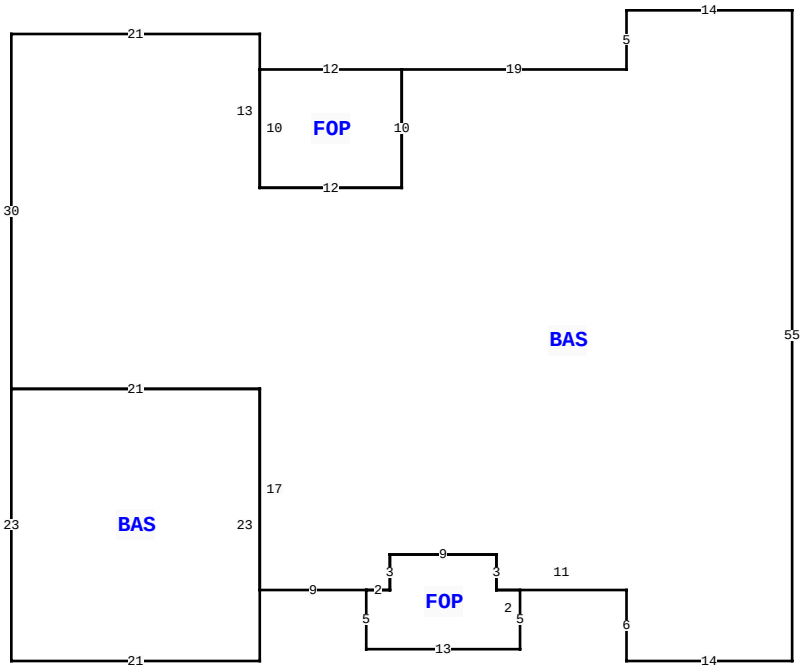
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	483	100		483	52,450
BAS	2,617	100		2,617	284,188
FOP	92	30		28	3,040
FOP	120	30		36	3,909
TOTALS	3,312			3,164	343,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,164	127.3838	140.12	443,340	2001	2010	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2023 Heated Area: 3100 HX Base Yr 2023



180 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	343,588
TOTAL MARKET OB/XF VALUE	20,263
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	398,851
SOH/AGL Deduction	0
ASSESSED VALUE	398,851
TOTAL EXEMPTION VALUE	HX HB 13 398,851
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	398,851
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050913	Roof Replacement	40,000	09/28/2024
000048709	Remodel	7,500	11/20/2023
000046513	Remodel	89,000	10/06/2023
18417	POOL	95	06/19/2001
16912	SFR	385	03/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2365	3/25/2022	WD	Q	I	01	500,000
GRANTOR: HOSFORD THOMAS E						
GRANTEE: BLANKENSHIP TIMOTHY						
1204/2287	11/09/2010	WD	Q	I	01	245,000
GRANTOR: MICHAEL J & MARY L SA						
GRANTEE: THOMAS E & BRIDGET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S5 W19 FOP= W12 S10 E12 N10$ S10 W12 N13 W21 S30
BAS= S23 E21 N23 W21$ E21 S17 E9 FOP= S5 E13 N5 W2 N3 W9 S3 W2$ E2 N3 E9 S3 E11 S6 E14 N55$.

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	1,910.00	UT	1.50	1.50	100	2001	2001	3	100	2,865	
2	0280	POOL R/CON	0	100	13	28	364.00	UT	70.00	70.00	100	2001	2001	3	40	10,192	
3	0166	CONC,PAVMT	0	100	28	36	644.00	UT	1.50	1.50	100	2001	2001	3	100	966	
4	0031	BARN,MT AE	0	100	18	26	468.00	UT	11.00	11.00	100	2017	2017	3	100	5,148	
5	0251	LEAN TO W/	0	100	12	26	312.00	UT	3.50	3.50	100	2017	2017	3	100	1,092	

LAND DESCRIPTION

TOTAL OB/XF 20,263

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/17/2024 BY JS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS