

LOT 23 LAKE VALLEY IN WOODBOROUGH
895-452, CT 1037-1948, WD 1045-4

DRAKE TRICIA
146 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

22-3S-16-02269-123
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	03	MASONRY	100
Stories	1.1	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
BAS	2,752	100	
FGR	838	55	
FOP	110	30	
FSP	208	40	
TOTALS	3,908		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 2752						HX Base Yr 2026					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		349,096
TOTAL MARKET OB/XF VALUE		35,420
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		419,516
SOH/AGL Deduction		0
ASSESSED VALUE		419,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		368,105
TOTAL JUST VALUE		419,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054948	Generator		02/04/2026
000054339	Remodel	1,500	10/28/2025
000044311	Roof Replacement	26,447	04/28/2022
18047	POOL	100	03/12/2001
16876	SFR	435	04/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1464	7/21/2025	WD	Q	I	01	550,000
GRANTOR: STONE FRANCO R						
GRANTEE: DRAKE TRICIA						
1375/0020	12/20/2018	WD	Q	I	01	242,000
GRANTOR: LORI SCHEERER						
GRANTEE: FRANCO R & LINDA N						

EXTRA FEATURES		146 NW LAKE VALLEY TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0280	POOL R/CON	0 100
3	0282	POOL ENCL	0 100
4	0296	SHED METAL	0 100
5	0210	GARAGE U	0 100
6	0252	LEAN-TO W/	0 100
7	0169	FENCE/WOOD	0 100

L N	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	0	2.00	2.00	100	2000	2000	3	100	4,820	
2	0280	POOL R/CON	0	100	12	25	UT	70.00	70.00	100	2001	2001	3	40	8,400	
3	0282	POOL ENCL	0	100	20	35	UT	15.00	15.00	100	2001	2001	3	40	4,200	
4	0296	SHED METAL	0	100	0	0	UT	800.00	800.00	75	2008	2008	3	75	600	
5	0210	GARAGE U	0	100	0	0	UT	14,000.00	14,000.00	100	2023	2022		100	14,000	
6	0252	LEAN-TO W/	0	100	0	0	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
7	0169	FENCE/WOOD	0	100	0	0	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	

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

BUILDING NOTES	
BAS= W16 S6 W10 FSP= W24 D4 R4 S6 E20 N10\$ S10 W20 N6 L4 U4 W9 D4 L4 S41 E17 N4 E9 FOP= S4 E13 N4 U3 L3 N4 W7 S4 L3 D3 \$ U3 R3 N4 E7 S4 R3 D3 E9 S9 E15 N9 E12 N9 FGR= E11 N38 W23 S35 E12 S3\$ N3 W12 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF 35,420																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							