LOT 25 LAKE VALLEY IN
WOODBOROUGH S/D PHASE 7

KISS TIMOTHY J/KISS YVETTE
341 NW LAKE VALLEY TERR
LAKE CITY, FL 32055

2027

22-3S-16-02269-125

BUILDING CHARACTERISTICS

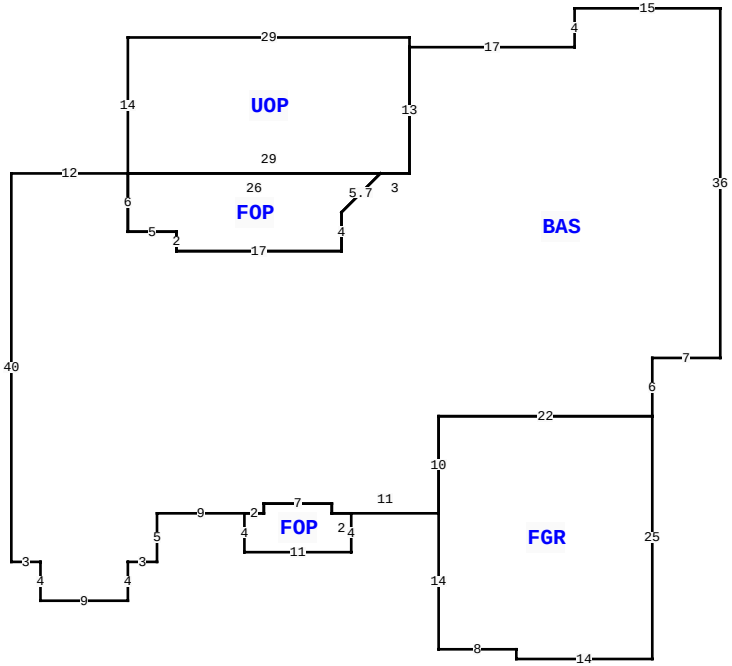
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,629	100		2,629	282,273
FGR	542	55		298	31,996
FOP	51	30		15	1,611
FOP	174	30		52	5,583
UOP	406	20		81	8,697
TOTALS	3,802			3,075	330,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,075	123.5586	135.91	417,923	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2629 HX Base Yr 2005



341 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	408.00	UT	7.50	7.50	100	2004	2004	3	100	3,060	
3	0166	CONC,PAVMT	0	100	0	0	3,020.00	UT	2.00	2.00	100	2004	2004	3	100	6,040	
4	0280	POOL R/CON	0	100	8	24	192.00	UT	70.00	70.00	100	2007	2007	3	54	7,258	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
7	0258	PATIO	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	330,159
TOTAL MARKET OB/XF VALUE	20,458
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	385,617
SOH/AGL Deduction	106,012
ASSESSED VALUE	279,605
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	228,194
TOTAL JUST VALUE	385,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046443	Roof Replacement	26,500	02/03/2023
30799	MAINT/ALTR	35	02/22/2013
26124	POOL	160	08/14/2007
21318	SFR	655	12/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/1531	6/16/2004	WD	Q	I		239,900
GRANTOR: BENNETT MARTIN						
GRANTEE: CONFIDENTIAL						
0996/0192	9/25/2003	WD	Q	V		24,000
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: BENNETT G MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S4 W17 UOP= N1 W29 S14 E29 N13$ S13 W3 FOP= W26 S6 E5 S2 E17 N4 R4 U4 $ D4 L4 S4 W17 N2 W5 N6 W12 S40 E3 S4 E9 N4 E3 N5 E9 FOP= S4 E11 N4 W2 N1 W7 S1 W2$ E2 N1 E7 S1 E11 FGR= S14 E8 S1 E14 N25 W22 S10$ N10 E22 N6 E7 N36$.

LAND DESCRIPTION

TOTAL OB/XF 20,458

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/12/2023 BY jerry Total Acres: 0.83 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS