LOT 27 LAKE VALLEY IN WOODBOROUG
981-659, WD 1093-1399, LE 1423-7

MILLSPAUGH HOLLY
287 NW LAKE VALLEY TER
LAKE CITY, FL 32055

**2027**

**22-3S-16-02269-127**

## BUILDING CHARACTERISTICS

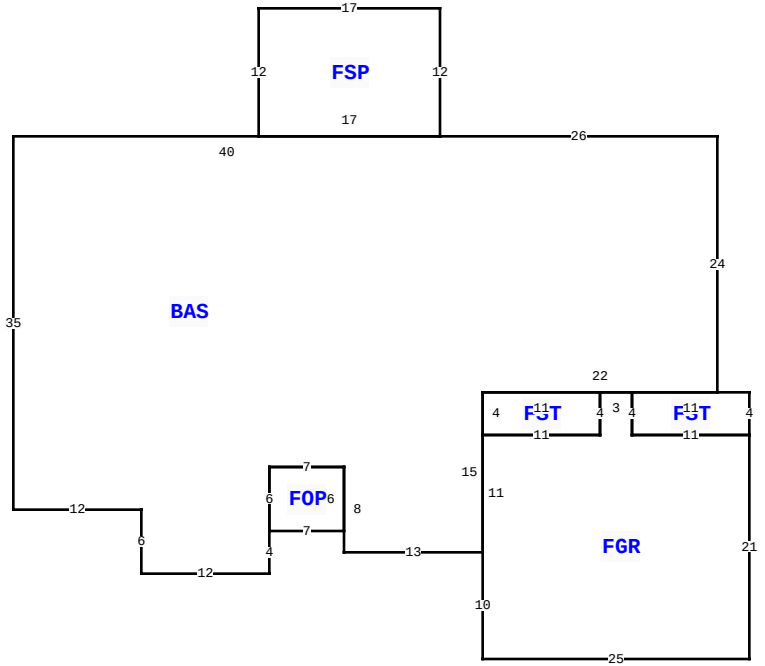
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 2,164 | 100 | | 2,164 | 246,912 |
| FGR | 537 | 55 | | 295 | 33,660 |
| FOP | 42 | 30 | | 13 | 1,484 |
| FSP | 204 | 40 | | 82 | 9,356 |
| FST | 44 | 55 | | 24 | 2,738 |
| FST | 44 | 55 | | 24 | 2,738 |
| TOTALS | 3,035 | | | 2,602 | 296,888 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,602 | 131.3004 | 144.43 | 375,807 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 2164 HX Base Yr




287 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,984.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 3,968 | |
| 2 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,900 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2021 | 2020 | | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 296,888 |
| TOTAL MARKET OB/XF VALUE | 8,368 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 340,256 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 340,256 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 340,256 |
| TOTAL JUST VALUE | 340,256 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 345,662 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047406 | Roof Replacement | 27,637 | 06/07/2023 |
| 40970 | STORAGE | | 12/04/2020 |
| 20910 | SFR | 368 | 07/23/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1515/1236 | 5/14/2024 | WD | Q | I | 01 | 383,000 |
| GRANTOR: JONES DAVID NICHOLAS | | | | | | |
| GRANTEE: MILLSPAUGH HOLLY | | | | | | |
| 1423/0772 | 10/08/2020 | LE | U | I | 14 | 100 |
| GRANTOR: FRANKLIN D & NELIA J | | | | | | |
| GRANTEE: DAVID NICHOLAS JONE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W26 FSP= N12 W17 S12 E17$ W40 S35 E12 S6 E12 N4 FOP= E7 N6 W7 S6$ N6 E7 S8 E13 FGR= S10 E25 N21 FST= N4 W11 S4 E11$ W11 N4 W3 FST= W11 S4 E11 N4$ S4 W11 S11$ N15 E22 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 8,368

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 06/06/2024 BY ME Total Acres: 0.78 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS