LOT 31 PHASE 9 LAKE VALLEY AT WO
980-2055, WD 1444-17, DC 1479-38

MEEKS SHAUN A/CASTLEBERRY ADAM Y
179 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2027

22-3S-16-02269-131

BUILDING CHARACTERISTICS

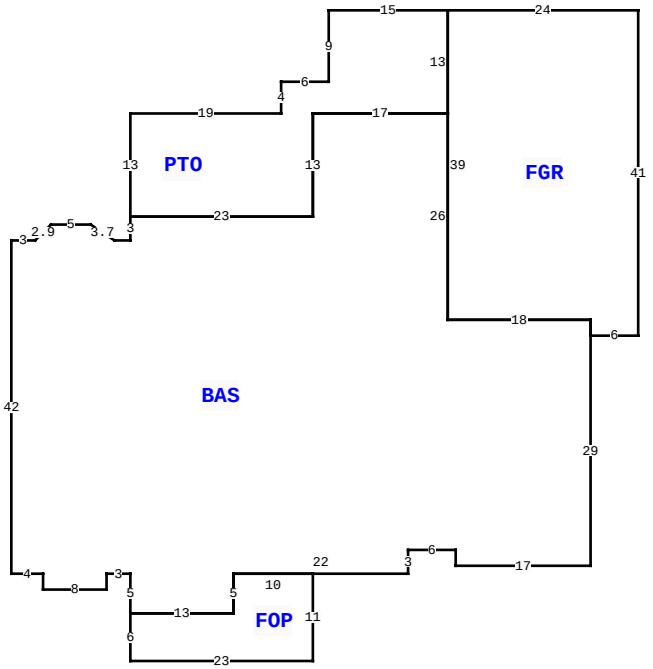
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	08	08
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	3,288	100		3,288	414,677
FGR	948	55		521	65,707
FOP	188	30		56	7,063
PTO	518	5		26	3,279
TOTALS	4,942			3,891	490,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,891	146.9899	161.69	629,136	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2024 Heated Area: 3288 HX Base Yr 2024



179 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		490,726
TOTAL MARKET OB/XF VALUE		8,716
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		534,442
SOH/AGL Deduction		0
ASSESSED VALUE		534,442
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		483,031
TOTAL JUST VALUE		534,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056757	Remodel	7,521	10/12/2026
000048704	Roof Replacement	38,372	11/20/2023
000047272	Electrical Servic	1,100	05/18/2023
20643	SFR	522	04/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/679	3/10/2023	WD	Q	I	01	550,000
GRANTOR: BINGER TAMMY L						
GRANTEE: MEEKS SHAUN A						
1444/17	7/30/2021	WD	Q	I	01	485,000
GRANTOR: DUNN DAVID						
GRANTEE: BINGER ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 L3 U2 W5 D2 L2 W3 S42 E4 S2 E8 N2 E3 S5 FOP= S6 E23 N11 W10 S5 W13$ E13 N5 E22 N3 E6 S2 E17 N29 FGR= E6 N41 W24 S39 E18 S2$ N2 W18 N26 PTO= N13 W15 S9 W6 S4 W19 S13 E23 N13 E17$ W17 S13 W23 S3$.

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	2,350.00	UT	2.00	2.00	100	2003	2003	3	100	4,700	
2	0296	SHED METAL	0	100	12	14	168.00	UT	12.00	12.00	100	2008	2008	3	100	2,016	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2003		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,716

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/04/2023 BY JS Total Acres: 0.89 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS