LOT 1 LAKE VALLEY IN WOODBOROUGH
BEG AT SW COR OF LOT 1, RUN N 9
A PT ON W'RLY EXTENSION OF N LIN

HOSFORD THOMAS E III/HOSFORD BRIDGET E
620 NW LAKE VALLEY TER
LAKE CITY, FL 32055-7901

2027

22-3S-16-02269-133

BUILDING CHARACTERISTICS

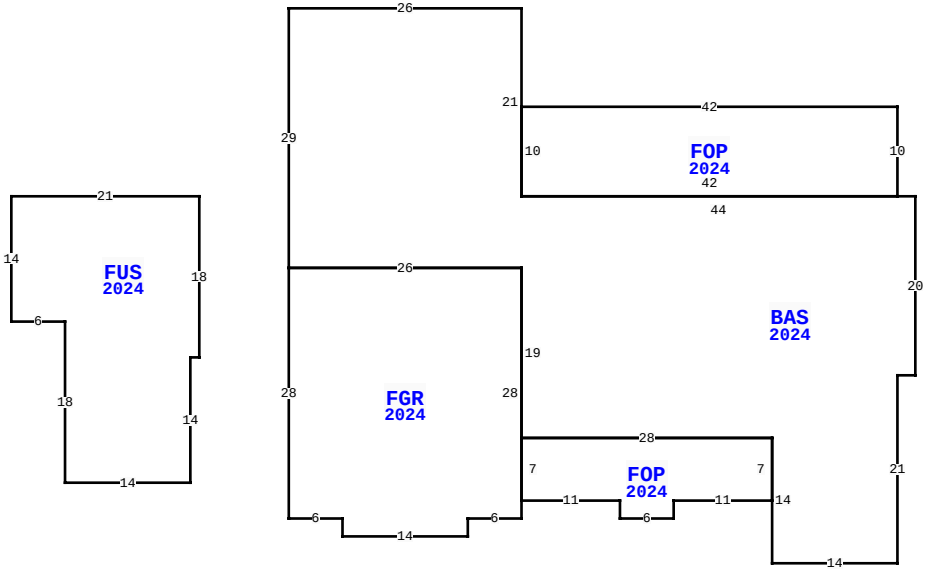
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,124	100	2024	2,124	294,993
FGR	756	55	2024	416	57,777
FOP	208	30	2024	62	8,611
FOP	420	30	2024	126	17,500
FUS	550	100	2024	550	76,387
TOTALS	4,058			3,278	455,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,278	128.8402	141.72	464,558	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2674 HX Base Yr 2024



620 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	2024	2023		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	720.00	UT	3.00	3.00	100	2024	2023		100	2,160	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		455,267
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		35,036
TOTAL MARKET VALUE		493,663
SOH/AGL Deduction		101,309
ASSESSED VALUE		392,354
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,943
TOTAL JUST VALUE		493,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046031	New Residential C	200,000	12/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1341	6/28/2022	QC	U	V	11	0

GRANTOR: SIMMONS ROBERT H

GRANTEE: HOSFORD THOMAS E II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-10,-10] W44 N21 W26 S29 E26 S19 E28 S14 E14 N21 E2 N20 $
FGR=[YR=2024;ORIG=-54,-2] W26 S28 E6 S2 E14 N2 E6 N28 $
FUS=[YR=2024;ORIG=-90,-10] W21 S14 E6 S18 E14 N14 E1 N18 $
FOP=[YR=2024;ORIG=-54,-20] E42 S10 W42 N10 $
FOP=[YR=2024;ORIG=-26,17] W28 S7 E11 S2 E6 N2 E11 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,360

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100			0.00	0.00	0.04	AC		1.00	1.00	1.00	900.00	900.00	36							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.64 Total Land Value: 35,036 Market: 0 Agricultural: 0 Common: 35,036 PRINTED 11/17/2026 BY SYS