LOT 3 LAKE VALLEY IN
WOODBOROUGH S/D PHASE 1 & BEG
AT SW COR LOT 3, RUN S 72 DG W

EBERT CURT J/EBERT SUSAN C
548 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2023

22-3S-16-02269-103

BUILDING CHARACTERISTICS

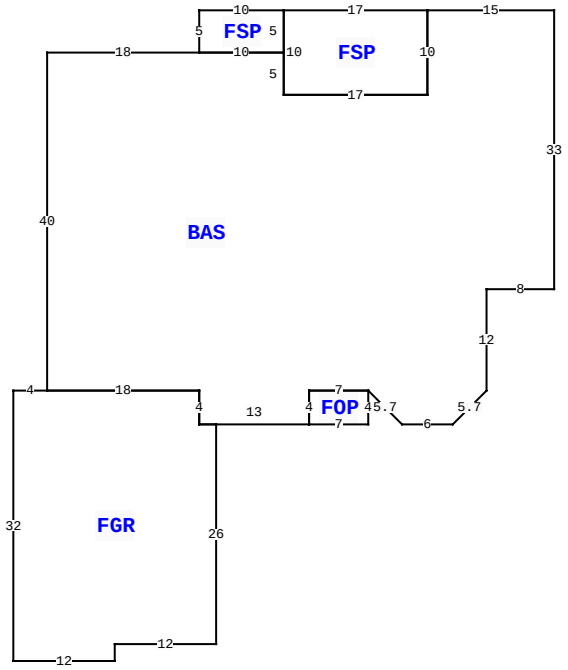
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100	2,386	191,056
FGR	736	55	405	32,430
FOP	28	30	8	641
FSP	50	40	20	1,601
FSP	170	40	68	5,445
TOTALS	3,370		2,887	231,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,887	126.9439	105.36	304,174	1998	1998	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 1999 HX Base Yr 1999



548 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2021 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		231,172
TOTAL MARKET OB/XF VALUE		48,648
TOTAL LAND VALUE - MARKET		25,054
TOTAL MARKET VALUE		304,874
SOH/AGL Deduction		59,687
ASSESSED VALUE		245,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,187
TOTAL JUST VALUE		304,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

LAND:1:1: .64 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15604	POOL	120	06/02/1999
13822	SFR	385	03/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/1791	11/06/2003	WD	U	V	01	300
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: CURT J & SUSAN C EB						
0854/2410	3/11/1998	WD	Q	V		17,300
GRANTOR: WOODBOROUGH						
GRANTEE: EBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S40 FGR= W4 S32 E12N2 E12 N26 W2 N4 W18$ E18 S4 E13
FOP= E7 N4 W7 S4$ N4 E7 D4 R4 E6 R4 U4 N12 E8 N33 W15
FSP= W17 S10 E17 N10$ S10W17 N5 FSP= N5 W10 S5 E10$ W10$.

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	1,825.00	UT	1.50	1.50	100	1998	1998	3	100	2,738	
2	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	1999	1999	3	40	13,440	
3	0282	POOL ENCL	0	100	31	43	1,333.00	UT	15.00	15.00	100	1999	1999	3	40	7,998	
4	0166	CONC,PAVMT	0	100	10	43	430.00	UT	1.50	1.50	100	1998	1998	3	100	645	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
6	0294	SHED WOOD/	0	100	20	20	400.00	UT	6.00	6.00	100	2017	2017	3	100	2,400	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,475	
8	0210	GARAGE U	0	100	24	28	672.00	UT	16.00	16.00	100	2014	2014	3	100	10,752	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 48,648

LN	USE CODE	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	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	0000	VAC RES	100			0.00	0.00	0.06	AC		1.00	1.00	1.00	900.00	900.00	54							

REVIEW DATE 02/17/2023 BY KS Total Acres: 0.70 Total Land Value: 25,054 Market: 0 Agricultural: 0 Common: 25,054 PRINTED 04/05/2023