LOT 14, LAKE VALLEY IN WOODBOR
OUGH PHASE 8.

LASHLEY THOMAS H/LASHLEY LAURA M
457 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2025

22-3S-16-02269-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

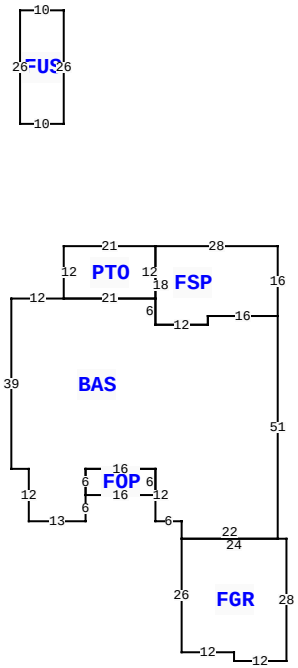
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2,823	305,770
FGR	648	55	356	38,560
FOP	96	30	29	3,141
FSP	472	40	189	20,471
FUS	260	100	260	28,161
PTO	252	5	13	1,408
TOTALS	4,551		3,670	397,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,670	125.7993	132.09	484,770	2005	2005	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3083 HX Base Yr 2019



457 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		397,511
TOTAL MARKET OB/XF VALUE		9,018
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		442,529
SOH/AGL Deduction		127,269
ASSESSED VALUE		315,260
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,260
TOTAL JUST VALUE		442,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22191	SFR	909	08/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1364/0936	7/10/2018	WD	Q	I	01	274,900
GRANTOR: DOUGLAS D LANG						
GRANTEE: THOMAS H & LAURA M						
1027/1148	10/05/2004	WD	Q	I		307,500
GRANTOR: ISAAC CONST INC						
GRANTEE: DOUGLAS D & LAVONNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S39 E4 S12 E13 N6 FOP= E16 N6 W16 S6$ N6 E16 S12 E6 S4 FGR= S26 E12 S2 E12 N28 W24$ E22 N51 FSP= N16 W28 S18 E12 N2 E16$ W16 S2 W12 N6 PTO= N12 W21 S12 E21 $ W21$ PTR= N40 FUS= N26 W10 S26 E10$ S40$.

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	3,909.00	UT	2.00	2.00	100	2005	2005	3	100	7,818	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,018

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	1.20	30,000.00	36,000.00	36,000							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.30 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 10/10/2024 BY SYS