LOT 8 COUNTRY LAKE IN WOODBOROUG

WD 1128-413

MCNEILL RUBY E/MCNEILL NAN T
P O BOX 3697
LAKE CITY, FL 32056-3697

2026

22-3S-16-02267-108

COLUMBIA COUNTY PROPERTY

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 70
Interior Floo	15	HARDTILE 30
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
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

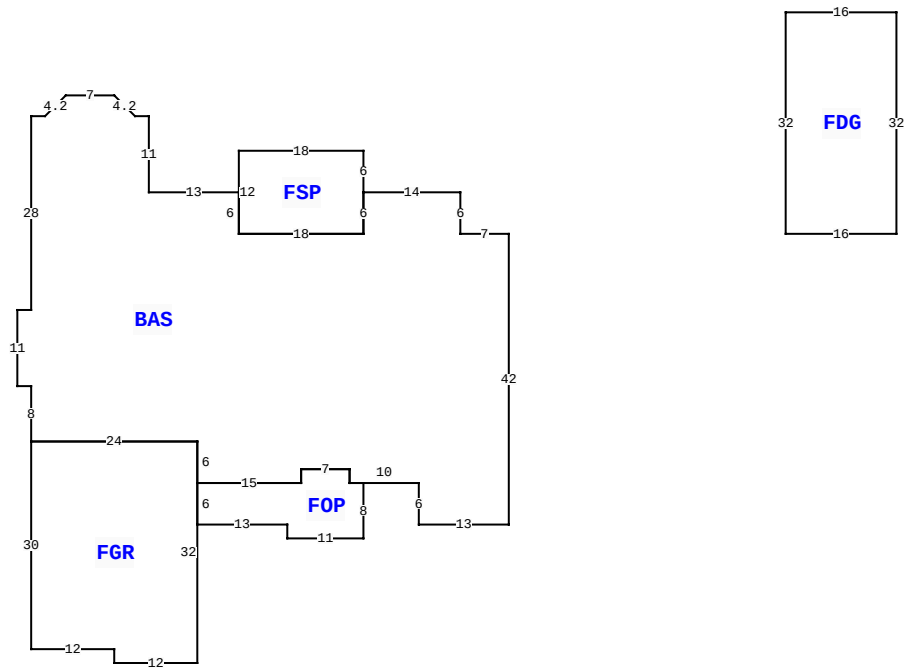
NEIGHBORHOOD/LOC 22316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,907	100		2,907	342,257
FDG	512	60		307	36,145
FGR	744	55		409	48,154
FOP	180	30		54	6,358
FSP	216	40		86	10,125
TOTALS	4,559			3,763	443,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,763	126.6529	141.85	533,782	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 2907 HX Base Yr 2009



813 NW COUNTRY LAKE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		443,039
TOTAL MARKET OB/XF VALUE		8,763
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		486,802
SOH/AGL Deduction		157,943
ASSESSED VALUE		328,859
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,137
TOTAL JUST VALUE		486,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26532	GARAGE	125	12/19/2007
26304	SFR	860	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1128/0413	8/13/2007	WD	U	V	09	69,000

GRANTOR: MS, DM & BL LLC

GRANTEE: RUBY & NAN MCNEILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N6 W14 FSP= N6 W18 S12 E18 N6$ S6 W18 N6 W13 N11 W2 L3 U3 W7 D3 L3 W2 S28 W2 S11 E2 S8 FGR= S30 E12 S2 E12 N32 W24$ E24 S6 FOP= S6 E13 S2 E11 N8 W2 N2 W7 S2 W15$ E15 N2 E7 S2 E10 S6 E13 N42$ PTR= E40 FDG= E16 N32 W16 S32$ W40$.

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	2,921.00	UT	3.00	3.00	100	2008	2008	3	100	8,763	

LAND DESCRIPTION

TOTAL OB/XF 8,763

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 02/20/2023 BY KS Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS