LOT 18 COUNTRY LAKE IN
WOODBOROUGH PHASE 1.
WD 1090-461, WD 1149-1235

BLOCK JAMES R
669 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02267-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
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
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07

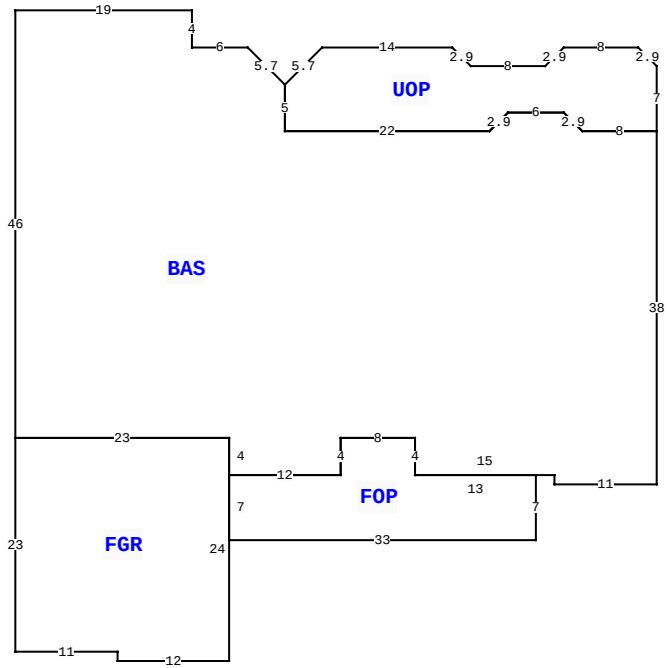
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,785	100		2,785	338,148
FGR	541	55		298	36,183
FOP	263	30		79	9,592
UOP	314	20		63	7,649
TOTALS	3,903			3,225	391,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,225	132.2013	148.07	477,526	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 2785 HX Base Yr 2009



669 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		391,571
TOTAL MARKET OB/XF VALUE		18,562
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		445,133
SOH/AGL Deduction		147,348
ASSESSED VALUE		297,785
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,063
TOTAL JUST VALUE		445,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049031	Storage Building	44,000	01/17/2024
24993	SFR	838	09/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/1235	4/30/2008	WD	Q	I		376,300
GRANTOR: THE DARBY ROGERS COMP						
GRANTEE: JAMES R BLOCK						
1090/0461	7/18/2006	WD	U	V	08	42,700
GRANTOR: MS, DM, & BL, LLC						
GRANTEE: THE DARBY ROGERS CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S46 E23 S4 E12 N4 E8 S4 E15 S1 E11 N38 W8 U2L2 W6 D2L2 W22 N5 U4L4 W6 N4 $
FGR=[ORIG=-19,46] S23 E11 S1 E12 N24 W23 $
UOP=[ORIG=50,13] N7 U2L2 W8 D2L2 W8 U2L2 W14 D4L4 S5 E22 U2R2 E6 D2R2 E8 $
FOP=[ORIG=4,50] S7 E33 N7 W13 N4 W8 S4 W12 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,854.00	UT	3.00	3.00	100	2007	2007	3	100	5,562	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
5	0200	GARAGE F	0	100	25	14	1.00	UT	10,000.00	10,000.00	100	2023	2024		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 18,562

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 06/26/2024 BY randall Total Acres: 0.91 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS