LOT 27 COUNTRY LAKE IN WOODBOROU
THAT PART OF LOT 29 OF COUNTRY L
WOODBOROUGH PHASE 2 AS LIES IN N

PATEL HEMANT/PATEL HINABEN
550 NW COUNTRY LAKE DR.
LAKE CITY, FL 32055

2026

22-3S-16-02267-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

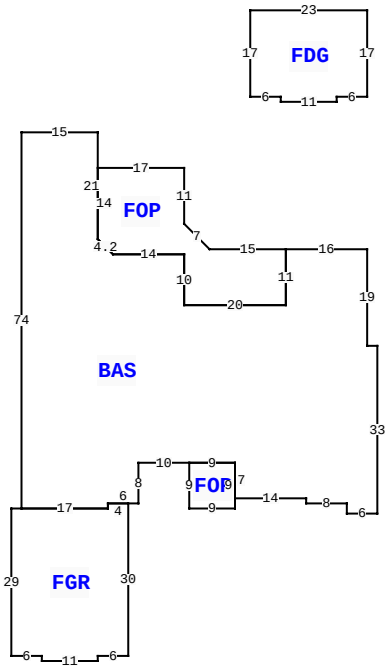
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	08	08
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	3,438	100		3,438	491,284
FDG	402	60		241	34,438
FGR	682	55		375	53,587
FOP	81	30		24	3,430
FOP	517	30		155	22,149
TOTALS	5,120			4,233	604,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,233	147.5021	165.20	699,292	2016	2016	0	0	0	13.50	86.50

1 SINGLE FAM 0% - 2022 Heated Area: 3438 HX Base Yr



550 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	604,888
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	651,888
SOH/AGL Deduction	0
ASSESSED VALUE	651,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	651,888
TOTAL JUST VALUE	651,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053116	Generator		05/15/2025
34004	SFR	1,425	04/29/2016
34005	GARAGE	178	04/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/199	5/11/2021	WD	Q	I	01	635,000
GRANTOR: SAMERA SCOTT B						
GRANTEE: PATEL HEMANT						
1311/0349	3/09/2016	WD	U	V	11	0
GRANTOR: ROBERT W & HEATHER W						
GRANTEE: SCOTT B SAMERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S11 W20 N10 W14 U3L3 N21 W15 S74 E17 N1 E6 N8 E10 E9 S7 E14 S1 E8 S2 E6 N33 W2 N19 $
FGR=[ORIG=-68,51] W2 S29 E6 S1 E11 N1 E6 N30 W4 S1 W17 $
FOP=[ORIG=-16,0] W15 U5L5 N11 W17 S14 D3R3 E14 S10 E20 N11 $
FDG=[ORIG=0,-30] N17 W23 S17 E6 S1 E11 N1 E6 $
FOP=[ORIG=-35,42] S9 E9 N9 W9 $
PTR=[ORIG=0,0] N30 S30 $
.

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	0	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0			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	0			0.00	0.00	0.20	LT		1.00	1.00	1.00	35,000.00	35,000.00	7,000							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.08 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS