AKA LOT 31, COUNTRY LAKE IN
WOODBOROUGH PHASE 2 DESC AS
FOLLOWS: COMM AT INTERS OF

FOREMAN JOEL F/FOREMAN MICHELLE B
498 NW COUNTRY LAKE DR
LAKE CITY, FL 32055-2709

2026

22-3S-16-02267-131

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	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

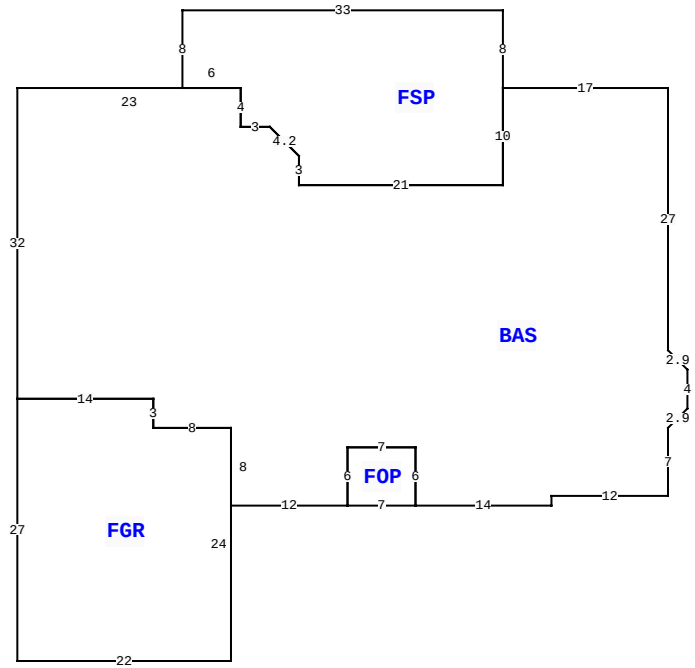
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,383	100		2,383	291,442
FGR	570	55		314	38,402
FOP	42	30		13	1,590
FSP	503	40		201	24,582
TOTALS	3,498			2,911	356,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,911	131.5611	147.35	428,936	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2014 Heated Area: 2383 HX Base Yr 2014



498 NW COUNTRY LAKE DR, 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		356,017
TOTAL MARKET OB/XF VALUE		63,544
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		489,561
SOH/AGL Deduction		137,652
ASSESSED VALUE		351,909
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		301,187
TOTAL JUST VALUE		489,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37872	STORAGE	177	03/15/2019
33295	POOL ENCL	110	08/21/2015
33177	POOL	275	07/13/2015
26671	SFR	1,000	01/28/2008
26671	SFR	1,000	01/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/1541	6/14/2013	WD	Q	I	03	25,000
GRANTOR: WILLIAM C ROWAN						
GRANTEE: JOEL F & MICHELLE B						
1251/0620	3/15/2013	WD	Q	I	03	300,000
GRANTOR: MICHAEL STREICHER						
GRANTEE: JOEL F & MICHELLE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N8 W33 S8 E6 S4 E3 R3 D3 S3 E21 N10$ S10 W21 N3 U3 L3 W3 N4 W23 S32 FGR= S27 E22 N24 W8 N3 W14$ E14 S3 E8 S8 E12 FOP= E7 N6 W7 S6$ N6 E7 S6 E14 N1 E12 N7 U2 R2 N4 L2 U2 N27$.

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	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,008.00	UT	3.00	3.00	100	2008	2008	3	100	9,024	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0280	POOL R/CON	0	100	0	0	572.00	UT	70.00	70.00	100	2014	2014	3	76	30,430	
5	0282	POOL ENCL	0	100	34	49	1,666.00	UT	15.00	15.00	100	2014	2014	3	45	11,246	
6	0031	BARN,MT AE	0	100	24	30	720.00	UT	13.00	13.00	100	2019	2019	3	100	9,360	
7	0166	CONC,PAVMT	0	100	8	24	192.00	UT	2.00	2.00	100	2019	2019	3	100	384	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 63,544

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	2.50	LT		1.00	1.00	1.00	28,000.00	28,000.00	70,000							

REVIEW DATE 02/17/2023 BY KS Total Acres: 2.10 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/18/2025 BY SYS