LOT 30 COUNTRY LAKE IN WOODBOROU
WD 1363-1527, DC 1546-96, LE 154

CANDLER MICHAEL D
487 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02267-430

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

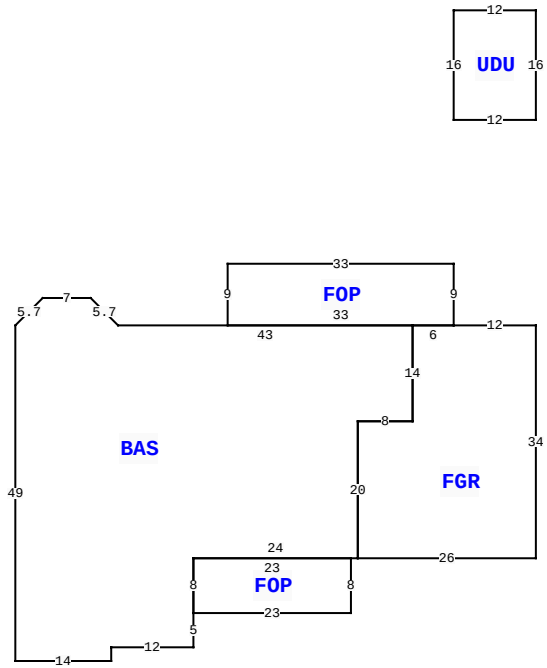
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 22316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100		2,222	282,556
FGR	772	55		425	54,044
FOP	184	30		55	6,994
FOP	297	30		89	11,318
UDU	192	55		106	13,480
TOTALS	3,667			2,897	368,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,897	120.7844	135.28	391,906	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2222 HX Base Yr 2020



487 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		368,392
TOTAL MARKET OB/XF VALUE		9,880
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		413,272
SOH/AGL Deduction		154,586
ASSESSED VALUE		258,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,964
TOTAL JUST VALUE		413,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/97	7/21/2025	LE	U	I	14	100
GRANTOR: CANDLER MICHAEL D						
GRANTEE: CANDLER MICHAEL D (						
1363/1527	6/28/2018	WD	Q	V	01	24,900
GRANTOR: WILLIAM C ROWAN						
GRANTEE: MICHAEL D & CAROL A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W12 FOP= N9 W33 S9 E33$ W6 BAS= W43 L4 U4 W7 D4 L4 S49 E14 N2 E12 N5 FOP= E23 N8 W23 S8$ N8 E24 N20 E8 N14$ S14 W8 S20 E26 N34 $ PTR= N30 UDU= N16 W12 S16 E12$ 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,490.00	UT	2.00	2.00	100	2019	2019	3	100	4,980	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 9,880

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: 0.98 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS