LOT 39 COUNTRY LAKE IN
WOODBOROUGH PHASE 4.
QC 1364-1766, DC 1377-217,

ROWAN JENNIFER L
374 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02267-439

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

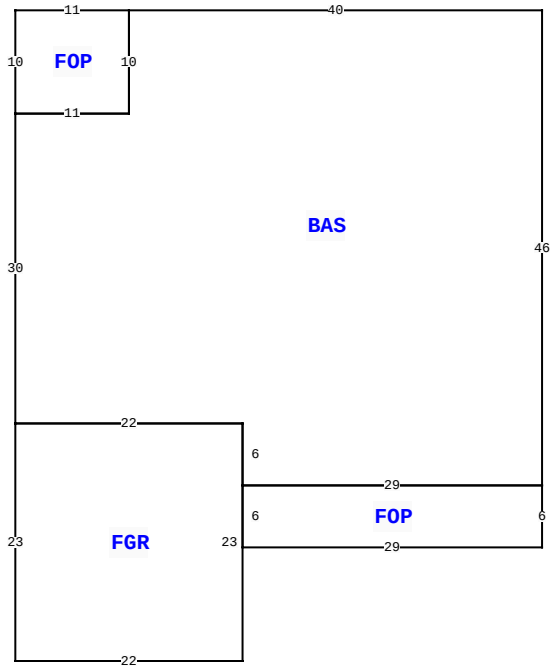
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 22316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,104	100		2,104	274,157
FGR	506	55		278	36,224
FOP	110	30		33	4,300
FOP	174	30		52	6,776
TOTALS	2,894			2,467	321,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,467	123.7720	138.62	341,976	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2104 HX Base Yr 2020



374 NW COUNTRY LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		321,457
TOTAL MARKET OB/XF VALUE		14,390
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		370,847
SOH/AGL Deduction		212,025
ASSESSED VALUE		158,822
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		103,100
TOTAL JUST VALUE		370,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37266	SFR	1,034	09/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1364/1766	7/13/2018	QC	U	V	11	100

GRANTOR: WILLIAM C ROWAN
GRANTEE: WILLIAM C & JENNIFE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FOP= W11 S10 E11 N10$ S10 W11 S30 FGR= S23 E22 N23 W22$ E22 S6 FOP= S6 E29 N6 W29$ E29 N46 $.

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	2,920.00	UT	2.00	2.00	100	2019	2019	3	100	5,840	
2	0296	SHED METAL	0	100	0	0	850.00	UT	3.00	3.00	100	2019	2019	3	100	2,550	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 14,390

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 02/17/2023 BY KS Total Acres: 0.66 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS