LOT 2 COUNTRY LAKE IN WOODBOROUG
WD 1470-926,

MORRIS SCOTT A/MORRIS KIMBERLY A
397 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02267-602

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

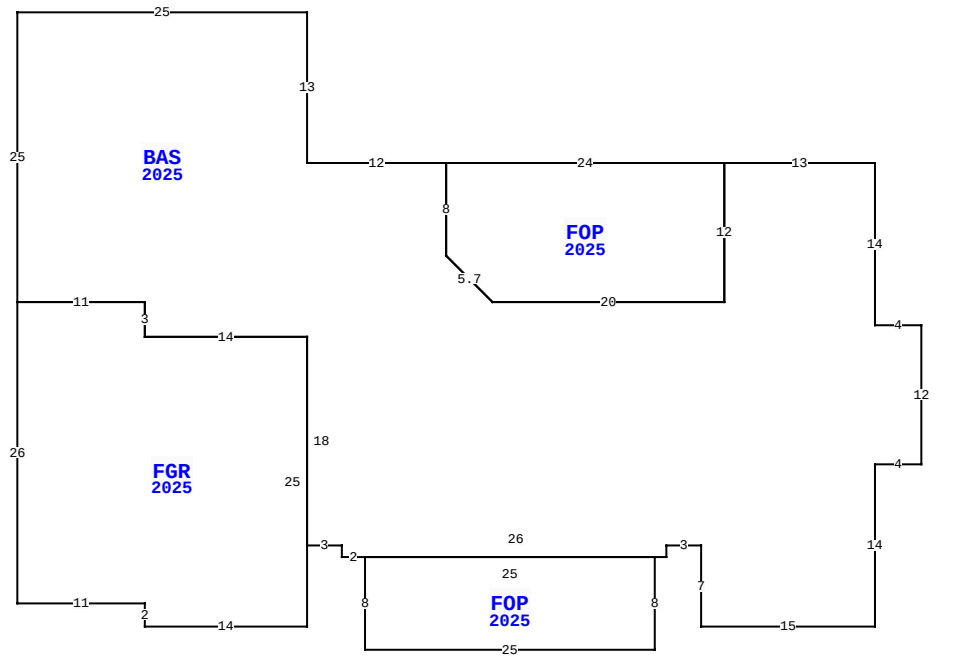
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.06	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	2025	2,185	284,194
FGR	636	55	2025	350	45,523
FOP	200	30	2025	60	7,804
FOP	280	30	2025	84	10,926
TOTALS	3,301			2,679	348,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	117.3060	131.38	351,967	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2185 HX Base Yr 2025



397 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		348,447
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		385,607
SOH/AGL Deduction		0
ASSESSED VALUE		385,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		334,885
TOTAL JUST VALUE		385,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047357	New Residential C	567,700	02/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/926	5/30/2022	WD	Q	V	01	31,900

GRANTOR: ROWAN RUTHIE RENE
GRANTEE: MORRIS SCOTT A

BUILDING NOTES

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	720.00	UT	3.00	3.00	100	2025	2024		100	2,160	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,10] W13 S12 W20 U4L4 N8 W12 N13 W25 S25 E11 S3 E14 S18 E3 S1 E2 E26 N1 E3 S7 E15 N14 E4 N12 W4 N14 $
FGR=[YR=2025;ORIG=31,25] W14 N3 W11 S26 E11 S2 E14 N25 $
FOP=[YR=2025;ORIG=36,44] E25 S8 W25 N8 $
FOP=[YR=2025;ORIG=67,10] W24 S8 D4R4 E20 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,160

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 01/09/2025 BY jerry Total Acres: 1.16 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS