LOT 1 WOODBOROUGH PHASE 4. & BEG
LOT 40 WOODBOROUGH PHS 2, S 184.
FT, N 180.61 FT TO S R/W OF SCEN

COLLINS MICHAEL W
202 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-451

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

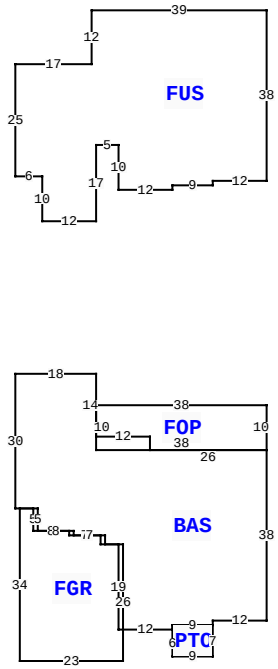
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100		2,042	233,595
FGR	668	55		367	41,983
FOP	380	30		114	13,041
FUS	2,019	100		2,019	230,964
PTO	63	5		3	343
TOTALS	5,172			4,545	519,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,545	148.0288	165.79	753,516	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2001 Heated Area: 4061 HX Base Yr 2001



202 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		519,926
TOTAL MARKET OB/XF VALUE		27,925
TOTAL LAND VALUE - MARKET		59,725
TOTAL MARKET VALUE		607,576
SOH/AGL Deduction		201,596
ASSESSED VALUE		405,980
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		355,258
TOTAL JUST VALUE		607,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053310	Electrical Servic		06/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/2548	10/10/2021	LE	U	I	11	100
GRANTOR: COLLINS MICHAEL W						
GRANTEE: COLLINS MICHAEL W L						
1445/2571	8/22/2021	LE	U	I	11	100
GRANTOR: COLLINS MICHAEL						
GRANTEE: COLLINS MICHAEL W L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N3 W12 N14 W18 S30 E1 FGR= S34 E23 N26 W4 N2 W7 N1 W8 N5 W4$ E3 S5 E8 S1 E7 S2E4 S19 E12 PTO= S6 E9 N7 W9 S1$ N1 E9 N1 E12 N38$ FOP= N10 W38 S10 E38$ PTR= N60 FUS= N38 W39 S12 W17 S25 E6 S10 E12 N17 E5 S10 E12 N1 E9N1 E12$ S60$.

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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,439	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 27,925

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.70	35,000.00	59,500.00	59,500							
2	0000	C	VAC RES	100			0.00	0.00	0.07	AC		1.00	1.00	1.00	900.00	900.00	63							
3	0000	C	VAC RES	100			0.00	0.00	0.18	AC		1.00	1.00	1.00	900.00	900.00	162							

REVIEW DATE 02/17/2023 BY KS Total Acres: 2.59 Total Land Value: 59,725 Market: 0 Agricultural: 0 Common: 59,725 PRINTED 11/18/2025 BY SYS