LOT 41 COUNTRY LAKE IN WOODBOROU
WD 1207-1351, WD 1407-314, WD 14

MILLS KIM/MILLS RICK
344 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02267-141

BUILDING CHARACTERISTICS

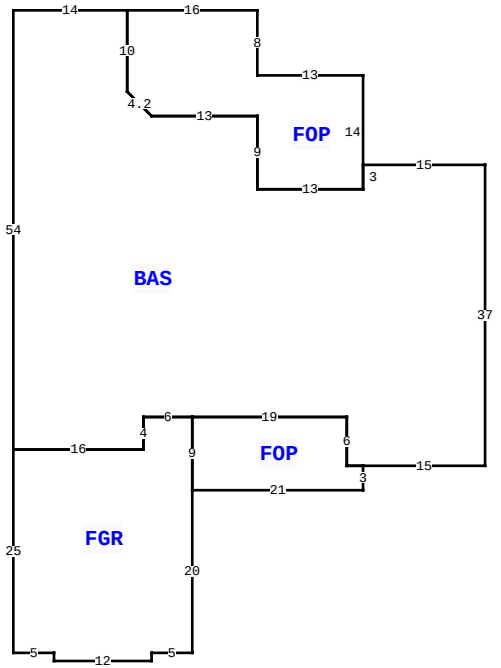
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,292	100		2,292	300,190
FGR	586	55		322	42,173
FOP	177	30		53	6,942
FOP	386	30		116	15,193
TOTALS	3,441			2,783	364,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,783	121.8140	136.43	379,685	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 2292 HX Base Yr 2024



344 NW COUNTRY LAKE DR, LAKE CITY

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

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	2,081.00	UT	3.00	3.00	100	2022	2021		100	6,243	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	364,498
TOTAL MARKET OB/XF VALUE	6,243
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	414,491
SOH/AGL Deduction	62,149
ASSESSED VALUE	352,342
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	300,931
TOTAL JUST VALUE	414,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40227	SFR	0	07/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2154	8/31/2022	WD	U	I	35	559,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: MILLS KIM						
1407/0314	3/03/2020	WD	Q	V	01	29,000
GRANTOR: MICHAEL C & STEPHANIE						
GRANTEE: BRYAN ZECHER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,10] S54 E16 N4 E6 E19 S6 E2 E15 N37 W15 S3 W13 N9 W13 U3L3 N10 W14 $
FGR=[ORIG=50,64] S25 E5 S1 E12 N1 E5 N20 N9 W6 S4 W16 $
FOP=[ORIG=64,10] S10 D3R3 E13 S9 E13 N14 W13 N8 W16 $
FOP=[ORIG=72,60] S9 E21 N3 W2 N6 W19 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,243

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	1.25	35,000.00	43,750.00	43,750							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.47 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 06/30/2026 BY SYS