LOT 1 COUNTRY LAKE IN
WOODBOROUGH PHASE 3.
WD 1314-621

PITCHFORD BEN/PITCHFORD JANE
604 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02267-301

BUILDING CHARACTERISTICS

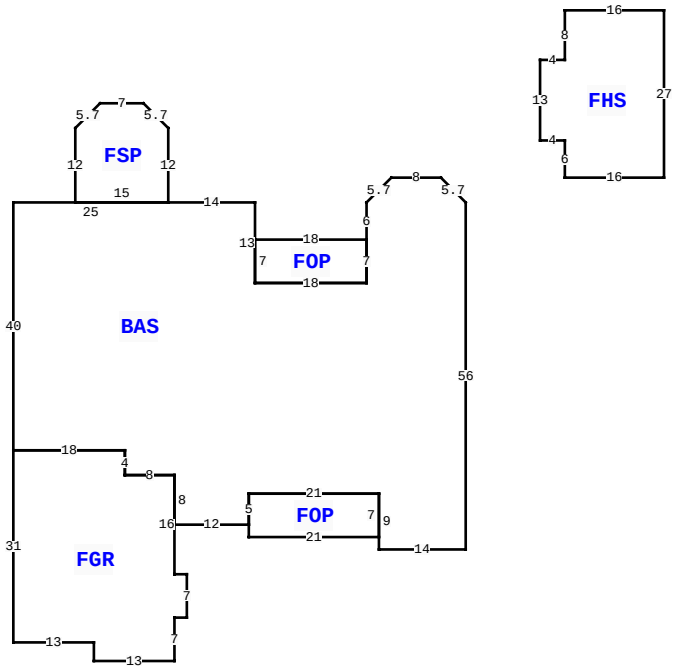
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,281	100		3,281	424,827
FGR	827	55		455	58,914
FHS	484	60		290	37,550
FOP	126	30		38	4,920
FOP	147	30		44	5,698
FSP	224	40		90	11,654
TOTALS	5,089			4,198	543,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,198	127.9440	140.74	590,827	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 3765 HX Base Yr 2018



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

604 NW COUNTRY LAKE DR, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	543,561
TOTAL MARKET OB/XF VALUE	15,800
TOTAL LAND VALUE - MARKET	57,750
TOTAL MARKET VALUE	617,111
SOH/AGL Deduction	179,228
ASSESSED VALUE	437,883
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	386,472
TOTAL JUST VALUE	617,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	626,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34945	SFR	1,648	02/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/0621	4/27/2016	WD	Q	V	01	37,000

GRANTOR: RUTHIE ROWAN BERNECKE

GRANTEE: BEN & JANE PITCHFOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 D4 L4 S6 FOP= W18 S7 E18 N7$ S7 W18 N13 W14 FSP= N12 L4 U4 W7 D4 L4 S12 E15$ W25 S40 FGR= S31 E13 S3 E13 N7 E2 N7 W2 N16 W8 N4 W18$ E18 S4 E8 S8 E12 FOP= S2 E21 N7 W21 S5$ N5 E21 S9 E14 N56 L4 U4 $ PTR= E20 FHS= E16 N27 W16 S8 W4 S13 E4 S6$ W20$.

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	1.00	UT	0.00	0.00	100	2018	2018	3	100	5,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,800

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	1.65	35,000.00	57,750.00	57,750							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.67 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 11/16/2026 BY SYS