LOT 32 COUNTRY LAKE IN WOODBOROU
DC 1377-217, PB 1393-1581, PB 14

DEAN BRENT ALAN/DAVID-DEAN TRACIE LYNN
451 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02267-432

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

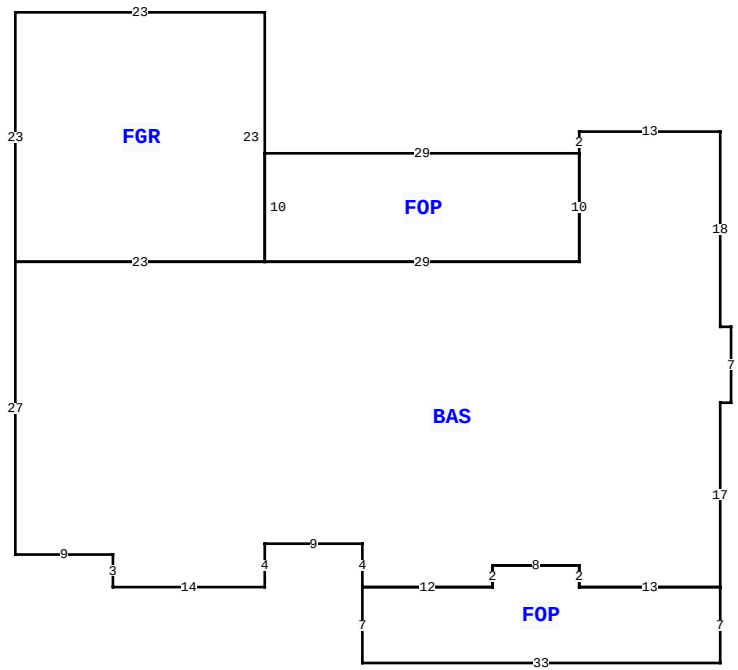
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,034	100		2,034	273,564
FGR	529	55		291	39,138
FOP	247	30		74	9,952
FOP	290	30		87	11,701
TOTALS	3,100			2,486	334,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	122.8920	140.10	348,289	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2026 Heated Area: 2034 HX Base Yr 2026



451 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		334,357
TOTAL MARKET OB/XF VALUE		3,810
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		373,167
SOH/AGL Deduction		0
ASSESSED VALUE		373,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		321,756
TOTAL JUST VALUE		373,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40759	SFR	0	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/935	11/03/2025	WD	Q	I	01	495,000
GRANTOR: MCKENZIE JOINT REVOCA						
GRANTEE: DEAN BRENT ALAN						
1496/2530	8/11/2023	TR	U	I	11	100
GRANTOR: MCKENZIE MARGARET REV						
GRANTEE: MCKENZIE JOINT REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,-10] W13 S2 S10 W29 W23 S27 E9 S3 E14 N4 E9 S4 E12 N2 E8 S2 E13 N17 E1 N7 W1 N18 $
FGR=[ORIG=-55,-21] E23 S23 W23 N23 $
FOP=[ORIG=-32,-8] E29 S10 W29 N10 $
FOP=[ORIG=10,32] W13 N2 W8 S2 W12 S7 E33 N7 $
.

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	1,270.00	UT	3.00	3.00	100	2022	2021		100	3,810	

LAND DESCRIPTION

TOTAL OB/XF 3,810

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 01/22/2026 BY TP Total Acres: 0.92 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/13/2026 BY SYS