LOT 1 COUNTRY LAKE IN
WOODBOROUGH PHASE 5.

SCOTT BENJAMIN D/SCOTT CAMERON L
430 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02267-501

BUILDING CHARACTERISTICS

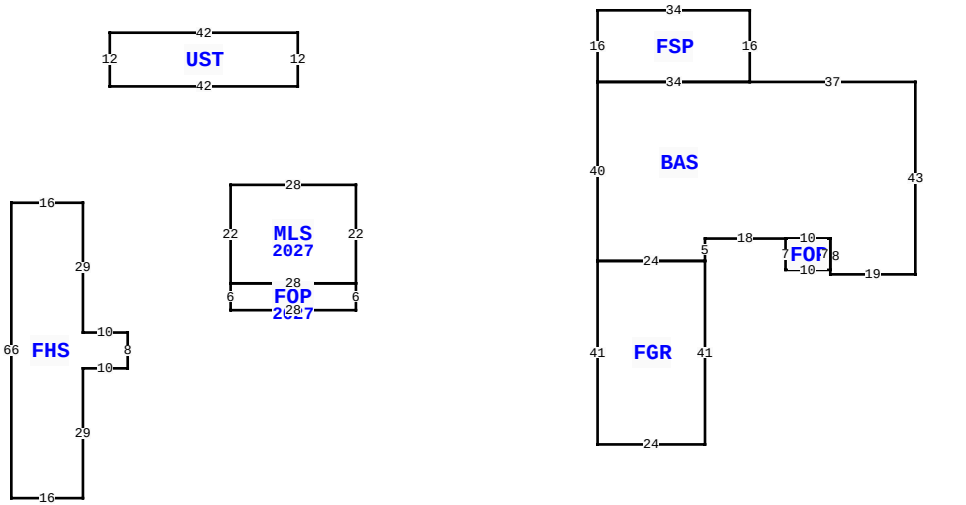
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,757	100		2,757	374,434
FGR	984	55		541	73,474
FHS	1,136	60		682	92,624
FOP	70	30		21	2,852
FOP	168	30	2027	50	6,791
FSP	544	40		218	29,607
MLS	616	90	2027	554	75,240
UST	504	45		227	30,829
TOTALS	6,779			5,050	685,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,050	129.9606	142.96	721,948	2020	2020	0	0	0	5.00	95.00

2 SINGLE FAM 100% - 2021 Heated Area: 4509 HX Base Yr 2021



430 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	4,138.00	UT	2.50	2.50	100	2021	2020		100	10,345	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	
4	0280	POOL R/CON	0	100	0	0	593.00	UT	70.00	70.00	100	2021	2020		91	37,774	
5	0282	POOL ENCL	0	100	40	46	1,840.00	UT	15.00	15.00	100	2021	2020		70	19,320	
6	0120	CLFENCE 4	0	100	0	0	280.00	UT	5.50	5.50	100	2021	2020		100	1,540	
7	0031	BARN,MT AE	0	100	24	25	600.00	UT	15.00	15.00	100	2021	2021		100	9,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2021	2021		100	1,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		685,851
TOTAL MARKET OB/XF VALUE		81,779
TOTAL LAND VALUE - MARKET		61,250
TOTAL MARKET VALUE		828,880
SOH/AGL Deduction		190,034
ASSESSED VALUE		638,846
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		587,435
TOTAL JUST VALUE		828,880
NCON VALUE		76,835
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		763,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054034	New Residential C	119,000	02/12/2026
000041889	Storage Building	12,000	05/11/2021
38895	POOL ENCL	0	11/13/2019
38485	POOL	438	08/16/2019
38079	SFR	1,862	05/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1572	9/27/2018	WD	Q	V	01	48,500

GRANTOR: WILLIAM RILEY ROWAN

GRANTEE: BENJAMIN D & CAMERO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,21] W37 W34 S40 E24 N5 E18 E10 S8 E19 N43 $
FHS=[ORIG=-126,48] W16 S66 E16 N29 E10 N8 W10 N29 $
FGR=[ORIG=-11,61] E24 S41 W24 N41 $
FSP=[ORIG=-11,5] E34 S16 W34 N16 $
UST=[ORIG=-120,10] E42 S12 W42 N12 $
FOP=[ORIG=31,56] E10 S7 W10 N7 $
MLS=[YR=2027;ORIG=-93,44] E28 S22 W28 N22 $
FOP=[YR=2027;ORIG=-93,66] E28 S6 W28 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 81,779

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	1.75	35,000.00	61,250.00	61,250							

REVIEW DATE 03/27/2026 BY HC Total Acres: 1.47 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 11/16/2026 BY SYS