BEG SW COR LOT 2 WOODBOROUGH
S/D PHASE 4, RUN W 160 FT, N
265.45 FT, SE 164.15 FT, S

COVINGTON TRAVIS/GARLAND LINDSEY
272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-097

BUILDING CHARACTERISTICS

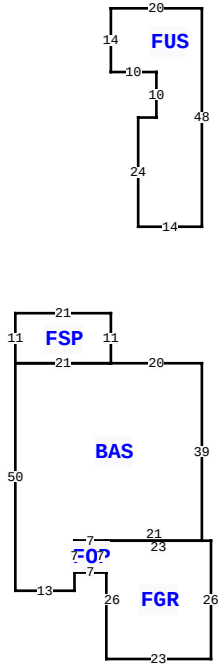
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 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	22316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100		1,742	182,343
FGR	598	55		329	34,438
FOP	49	30		15	1,570
FSP	231	40		92	9,630
FUS	716	100		716	74,947
TOTALS	3,336			2,894	302,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,894	130.3533	143.39	414,971	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2020 Heated Area: 2458 HX Base Yr 2020



272 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	2,802.20	UT	1.50	1.50	100	1998	1998	3	100	4,203	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		302,929
TOTAL MARKET OB/XF VALUE		4,703
TOTAL LAND VALUE - MARKET		35,049
TOTAL MARKET VALUE		342,681
SOH/AGL Deduction		72,361
ASSESSED VALUE		270,320
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,909
TOTAL JUST VALUE		342,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,195

SALE:1:1: ALSO SEE ORB 859-328 (FROM 2 PARCELS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054676	Electrical Servic		12/15/2025
000053301	Storage Building	15,000	06/03/2025
000053180	Right-of-Way Acce		05/20/2025
000043207	Roof Replacement	15,900	11/18/2021
14049	SFR	395	05/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/1596	12/05/2019	WD	Q	I	01	251,000
GRANTOR: DONALD W & SANDRA C H						
GRANTEE: TRAVIS COVINGTON &						
1003/2731	1/02/2004	WD	Q	I		195,000
GRANTOR: READOUT						
GRANTEE: DONALD W & SANRA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N11 W21 S11 E21$ W21 S50 E13 N4 FOP= E7 N7 W7 S7$ N7 E7 FGR= S26 E23 N26 W23$ E21 N39$ PTR= N30 FUS= N48 W20 S14 E10 S10W4 S24 E14$ S30 $.

LAND DESCRIPTION

TOTAL OB/XF 4,703

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.05	AC		1.00	1.00	1.00	900.00	900.00	49							

REVIEW DATE 02/17/2023 BY KS Total Acres: 0.05 Total Land Value: 35,049 Market: 0 Agricultural: 0 Common: 35,049 PRINTED 11/16/2026 BY SYS