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
272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2022

22-3S-16-02268-097

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

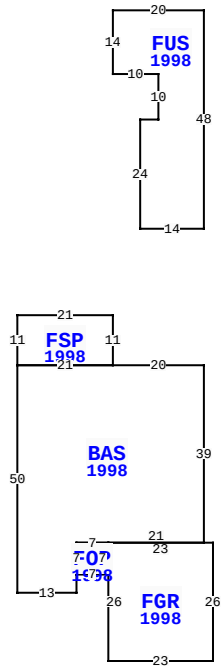
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	22316.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1,742	127,950
FGR	598	55	329	24,165
FOP	49	30	15	1,102
FSP	231	40	92	6,758
FUS	716	100	716	52,590
TOTALS	3,336		2,894	212,565

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	136.2785	95.39	276,059	1998	1998	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2020 HX Base Yr 2020



272 NW COUNTRY LAKE Dr, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,565
TOTAL MARKET OB/XF VALUE		4,703
TOTAL LAND VALUE - MARKET		20,049
TOTAL MARKET VALUE		237,317
SOH/AGL Deduction		3,228
ASSESSED VALUE		234,089
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,089
TOTAL JUST VALUE		237,317
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,078

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1	12/05/2019	WD	Q	I	01	251,000
GRANTOR: DONALD W & SANDRA C H						
GRANTEE: TRAVIS COVINGTON &						
2	1/02/2004	WD	Q	I		195,000
GRANTOR: READOUT						
GRANTEE: DONALD W & SANRA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 FSP=[YR=1998] N11 W21 S11 E21$ W21 S50 E13 N4 FOP=[YR=1998] E7 N7 W7 S7$ N7 E7 FGR=[YR=1998] S26 E23 N26 W23$ E21 N39$ PTR=[YR=1998] N30 FUS=[YR=1998] N48 W20 S14 E10 S10W4 S24 E14$ S30 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 4,703

LN	USE CODE	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	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	0000	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 07/09/2018 BY KRBC Total Acres: 0.05 Total Land Value: 20,049 Market: 0 Agricultural: 0 Common: 20,049 PRINTED 11/11/2021