LOT 18 WOODBOROUGH PHASE 1
ORB 782-1659, WD 1027-269.

SOLER ALEJANDRO T
816 NW SCENIC LAKE DRIVE
LAKE CITY, FL 32055

2026

22-3S-16-02268-218

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

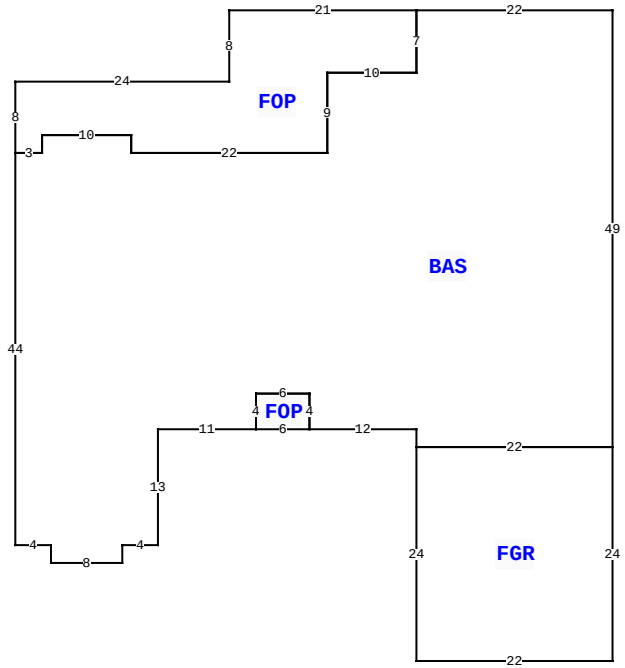
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
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	2,783	100		2,783	348,683
FGR	528	55		290	36,334
FOP	24	30		7	877
FOP	418	30		125	15,662
TOTALS	3,753			3,205	401,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,205	151.3200	181.58	581,964	1994	1994	0	0	0	31.00	69.00

1 EXCEPT SFR 100% - 2005 Heated Area: 2783 HX Base Yr 2005



816 NW SCENIC 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		401,555
TOTAL MARKET OB/XF VALUE		4,751
TOTAL LAND VALUE - MARKET		79,200
TOTAL MARKET VALUE		485,506
SOH/AGL Deduction		98,782
ASSESSED VALUE		386,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,002
TOTAL JUST VALUE		485,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053236	Remodel	33,805	05/27/2025
32574	MAINT/ALTR	50	12/29/2014
8191	SFR	80,000	03/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/0269	10/01/2004	WD	Q	I		349,000
GRANTOR: JOHN M & LUCY H TUNG						
GRANTEE: ALEJANDRO T SOLER						
0782/1659	11/15/1993	WD	Q	V		27,500
GRANTOR: WOODBOROUGH CORP						
GRANTEE: JOHN M TUNG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W21 S8 W24 S8 E3 N2 E10 S2 E22 N9 E10 N7$ S7W10 S9 W22 N2 W10 S2 W3 S44 E4S2 E8 N2 E4 N13 E11 FOP= E6 N4 W6 S4$ N4 E6 S4 E12 S2 FGR= S24 E22 N24 W22$ E22 N49$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	900.00	UT	2.00	2.00	80	1994	1994	3	80	1,440	
3	0083	DOCK-LAKE	0	100	0	0	285.00	UT	11.50	11.50	100	1994	1994	3	40	1,311	

LAND DESCRIPTION

TOTAL OB/XF 4,751

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	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	99,000.00	79,200.00	79,200							

REVIEW DATE 02/20/2023 BY KS Total Acres: 1.60 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 11/17/2025 BY SYS