

LOT 27 WOODBOROUGH PH 1.
644-242, 685-603, 705-343, 644-2

VINCENT KELLEN/VINCENT EMILY
1032 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-227

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,447	100
FOP	675	30
FST	60	55
FUS	288	100
TOTALS	3,470	
		2,970 303,819

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0083	DOCK-LAKE	0	0	0	0	240.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,970	120.1750	134.60	399,762	2001	2001	0	0	24.00	76.00	
1 SINGLE FAM 0% - 2025 Heated Area: 2735 HX Base Yr												
18 16 FUS 16 18 12 5 FST 12 5 15 16 35 3 35 41 9 50 34 25 19 FOP												
TOTALS 3,470 2,970 303,819												

1032 NW SCENIC LAKE DR, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	303,819		
TOTAL MARKET OB/XF VALUE	1,104		
TOTAL LAND VALUE - MARKET	99,000		
TOTAL MARKET VALUE	403,923		
SOH/AGL Deduction	0		
ASSESSED VALUE	403,923		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	403,923		
TOTAL JUST VALUE	403,923		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	406,183		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053440	Roof Replacement	25,000	06/24/2025
000052203	Right-of-Way Acce		01/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/2454	7/01/2025	WD	Q	I	01	475,000
GRANTOR: SUTTON MICHAEL						
GRANTEE: VINCENT KELLEN						
1445/2209	8/18/2021	WD	Q	I	01	1,000,000
GRANTOR: WRIGHT RICHARD & ANN						
GRANTEE: SUTTON MICHAEL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W3 FST= N5 W12 S5 E12\$ W35 N2 W16 S2 W15 S10 FOP= W9 S34 E50 N9 W41 N25\$ S25 E69 N35\$ PTR= N30 FUS= N16 W18 S16 E18\$ S30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	0		RSF-1	0.00	0.00	1.00