LOT 29 WOODBOROUGH PHASE 1

644-236, 650-081, 745-688, 787-1

SWALWELL ROBERT K/SWALWELL PAMELA J
1112 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-229

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

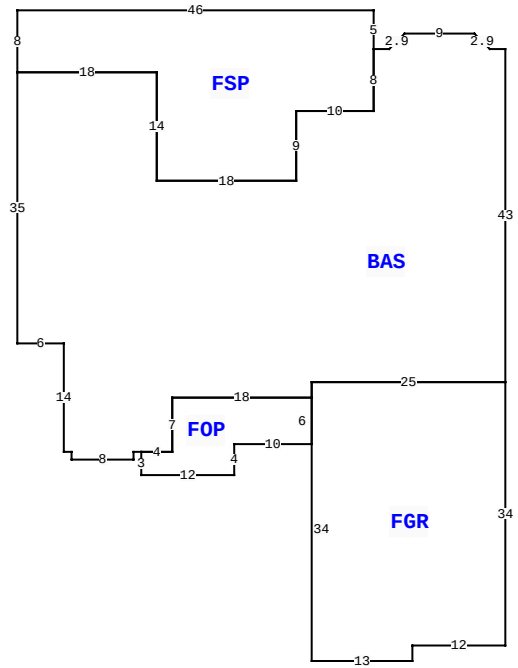
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,431	100		2,431	293,991
FGR	876	55		482	58,290
FOP	152	30		46	5,563
FSP	670	40		268	32,411
TOTALS	4,129			3,227	390,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,227	117.3700	131.45	424,189	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2431 HX Base Yr 2018



1112 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		390,254
TOTAL MARKET OB/XF VALUE		21,595
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		510,849
SOH/AGL Deduction		173,162
ASSESSED VALUE		337,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,965
TOTAL JUST VALUE		510,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34355	SFR	1,146	08/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1050	3/30/2023	LE	U	I	14	100
GRANTOR: SWALWELL ROBERT K						
GRANTEE: SWALWELL ROBERT KEI						
1278/0584	7/22/2014	WD	Q	V	01	118,000
GRANTOR: JOHN GARY & PATRICIA						
GRANTEE: ROBERT K & PAMELA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 L2 U2 W9 D2 L2 W2 FSP= N5 W46 S8 E18 S14 E18 N9 E10 N8$ S8 W10 S9 W18 N14 W18 S35 E6 S14 E1 S1 E8 N1 E1 FOP= S3 E12 N4 E10 N6 W18 S7 W4$ E4 N7 E18 FGR= S34 E13 N2 E12 N34 W25 S2$ N2 E25 N43$.

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	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	4,998.00	UT	2.00	2.00	100	2017	2017	3	100	9,996	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
4	0083	DOCK-LAKE	0	100	0	0	1,175.00	UT	11.50	11.50	100	2023	2022		74	9,999	

LAND DESCRIPTION

TOTAL OB/XF 21,595

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	99,000.00	99,000.00	99,000							

REVIEW DATE 02/20/2023 BY KS Total Acres: 2.44 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/18/2025 BY SYS