

LOT 30 WOODBOROUGH PHASE 1.  
653-488, 696-86, 910-1269, 910-2

BLANTON JAMES L/BLANTON SARA L  
1126 NW SCENIC LAKE DR  
LAKE CITY, FL 32055

2026

22-3S-16-02268-230



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 18 CEMENT BRK 90  |
| Exterior Wall            | 10 ABOVE AVG. 10  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 70      |
| Interior Floo            | 15 HARDTILE 30    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 03 FORCED AIR 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| Frame                    | 01 NONE 100       |
| Stories                  | 1.5 100           |
| 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       | 2,132            | 100         |      | 2,132        | 229,350              |
| FGR       | 576              | 55          |      | 317          | 34,102               |
| FOP       | 360              | 30          |      | 108          | 11,618               |
| FSP       | 210              | 40          |      | 84           | 9,036                |
| FST       | 70               | 55          |      | 38           | 4,088                |
| FUS       | 1,050            | 100         |      | 1,050        | 112,954              |

TOTALS 4,398 3,729 401,148

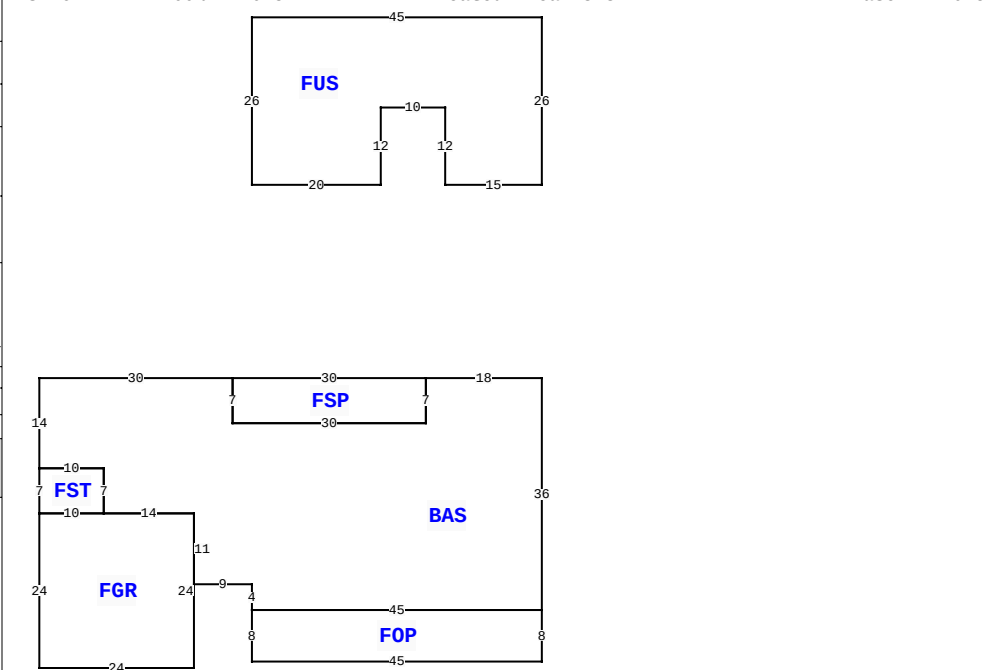
EXTRA FEATURES

| L N | 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   | 45 20 | 900.00   | UT | 1.40     | 1.40           | 100       | 0       | 0           | 3 | 100    | 1,260           |       |
| 2   | 0166       | CONC, PAVMT | 0 100   | 90 13 | 1,170.00 | UT | 1.40     | 1.40           | 100       | 0       | 0           | 3 | 100    | 1,638           |       |
| 3   | 0083       | DOCK-LAKE   | 0 100   | 0 0   | 200.00   | UT | 11.50    | 11.50          | 100       | 1993    | 1993        | 3 | 40     | 920             |       |
| 4   | 0120       | CLFENCE 4   | 0 100   | 0 0   | 80.00    | UT | 4.50     | 4.50           | 100       | 1993    | 1993        | 3 | 100    | 360             |       |
| 5   | 0080       | DECKING     | 0 100   | 0 0   | 900.00   | UT | 5.00     | 5.00           | 60        | 1993    | 1993        | 3 | 60     | 2,700           |       |
| 6   | 0083       | DOCK-LAKE   | 0 100   | 0 0   | 420.00   | UT | 11.50    | 11.50          | 40        | 1993    | 1993        | 3 | 30     | 1,449           |       |
| 7   | 0170       | FPLC 2STRY  | 0 100   | 0 0   | 1.00     | UT | 2,750.00 | 2,750.00       | 100       | 2008    | 2008        | 3 | 100    | 2,750           |       |
| 8   | 0060       | CARPORT F   | 0 100   | 0 0   | 1.00     | UT | 1,800.00 | 1,800.00       | 100       | 2023    | 2022        | 1 | 100    | 1,800           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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   | 1.00    | 99,000.00  | 99,000.00      | 99,000     |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS       |     |           |             |                |                   |      |      |      |                 |   |       |        |  |
|--------------------------|-----|-----------|-------------|----------------|-------------------|------|------|------|-----------------|---|-------|--------|--|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT            |   | NORM  | % COND |  |
| 0100                     | 01  | 3,729     | 147.7640    | 165.50         | 617,150           | 1990 | 1990 | 0    | 0               | 0 | 35.00 | 65.00  |  |
| 1 SINGLE FAM 100% - 2025 |     |           |             |                | Heated Area: 3182 |      |      |      | HX Base Yr 2025 |   |       |        |  |



1126 NW SCENIC LAKE DR, LAKE CITY

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 401,148     |        |
| TOTAL MARKET OB/XF VALUE  |  | 12,877      |        |
| TOTAL LAND VALUE - MARKET |  | 99,000      |        |
| TOTAL MARKET VALUE        |  | 513,025     |        |
| SOH/AGL Deduction         |  | 0           |        |
| ASSESSED VALUE            |  | 513,025     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 462,303     |        |
| TOTAL JUST VALUE          |  | 513,025     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 519,196     |        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 25437      | MAINT/ALTR  | 0   | 01/19/2007 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1552/1182                      | 10/20/2025 | WD        | Q   | I   | 01     | 795,000    |
| GRANTOR: WILLIAMS CHRISTOPHER  |            |           |     |     |        |            |
| GRANTEE: BLANTON JAMES L       |            |           |     |     |        |            |
| 1512/2342                      | 4/19/2024  | WD        | Q   | I   | 01     | 675,000    |
| GRANTOR: MIER MARTHA B REVOCAB |            |           |     |     |        |            |
| GRANTEE: WILLIAMS CHRISTOPHE   |            |           |     |     |        |            |

BUILDING NOTES

BUILDING DIMENSIONS  
BAS= W18 FSP= W30 S7 E30 N7S\$7 W30 N7 W30 S14 FST= S7 E10 N7 W10\$ E10 S7 FGR= W10 S24 E24 N24 W14\$ E14 S11 E9 S4 FOP= S8 E45 N8 W45\$ E45 N36\$ PTR=N30 FUS= N26 W45 S26E20 N12 E10 S12 E15\$ S30\$.