LOT 32 WOODBOROUGH PHASE 1
& ALSO THE S 5 FT OF THE
FOLLOWING: BEG AT SW COR OF

NORRIS GUY W/NORRIS SUZANNE M
1174 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-232

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

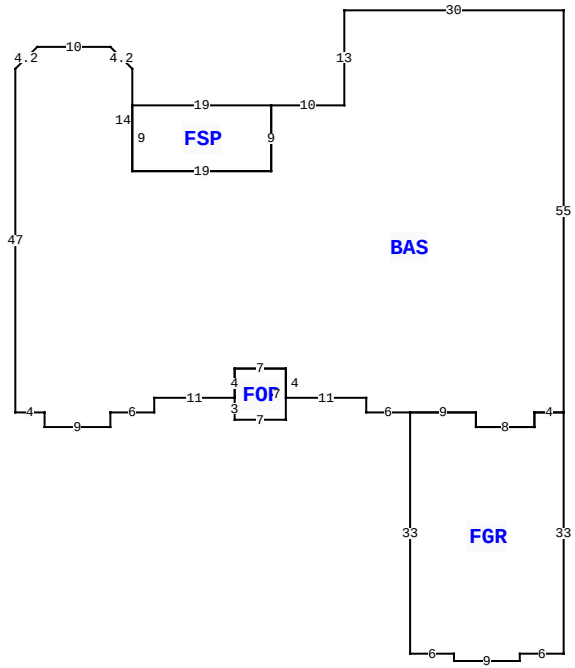
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	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	3,436	100		3,436	434,452
FGR	686	55		377	47,668
FOP	49	30		15	1,897
FSP	171	40		68	8,598
TOTALS	4,342			3,896	492,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,896	148.5458	166.37	648,178	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 3436 HX Base Yr 2002



1174 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		492,615
TOTAL MARKET OB/XF VALUE		30,548
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		622,163
SOH/AGL Deduction		157,335
ASSESSED VALUE		464,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		414,106
TOTAL JUST VALUE		622,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25572	MAINT/ALTR	220	02/27/2007
18875	POOL	155	10/23/2001
18182	SFR	583	04/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0778/2109	8/17/1993	WD	Q	V		58,500
GRANTOR: THOMAS ROWAN						
GRANTEE: GUY NORRIS						
0760/1828	5/28/1992	WD	Q	V	02	0
GRANTOR: WOODBOROUGH CORP						
GRANTEE: THOMAS ROWAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S13 W10 FSP= W19 S9 E19 N9$ S9 W19 N14 L3 U3 W10 D3 L3 S47 E4 S2 E9 N2 E6 N2 E11 FOP= S3 E7 N7 W7 S4$ N4 E7 S4 E11 S2 E6 FGR= S33 E6 S1 E9 N1 E6 N33 W4 S2 W8 N2 W9$ E9 S2 E8 N2 E4 N55$.

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	2001	2001	3	100	1,200	
2	0280	POOL R/CON	0	100	0	0	516.00	UT	70.00	70.00	100	2001	2001	3	40	14,448	
3	0282	POOL ENCL	0	100	46	30	1,380.00	UT	15.00	15.00	100	2001	2001	3	40	8,280	
4	0166	CONC,PAVMT	0	100	0	0	3,517.00	UT	1.50	1.50	100	2001	2001	3	100	5,276	
5	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,344	

LAND DESCRIPTION

TOTAL OB/XF 30,548

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	1.00	99,000.00	99,000.00	99,000							

REVIEW DATE 02/20/2023 BY KS Total Acres: 2.82 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/18/2025 BY SYS