



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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/	

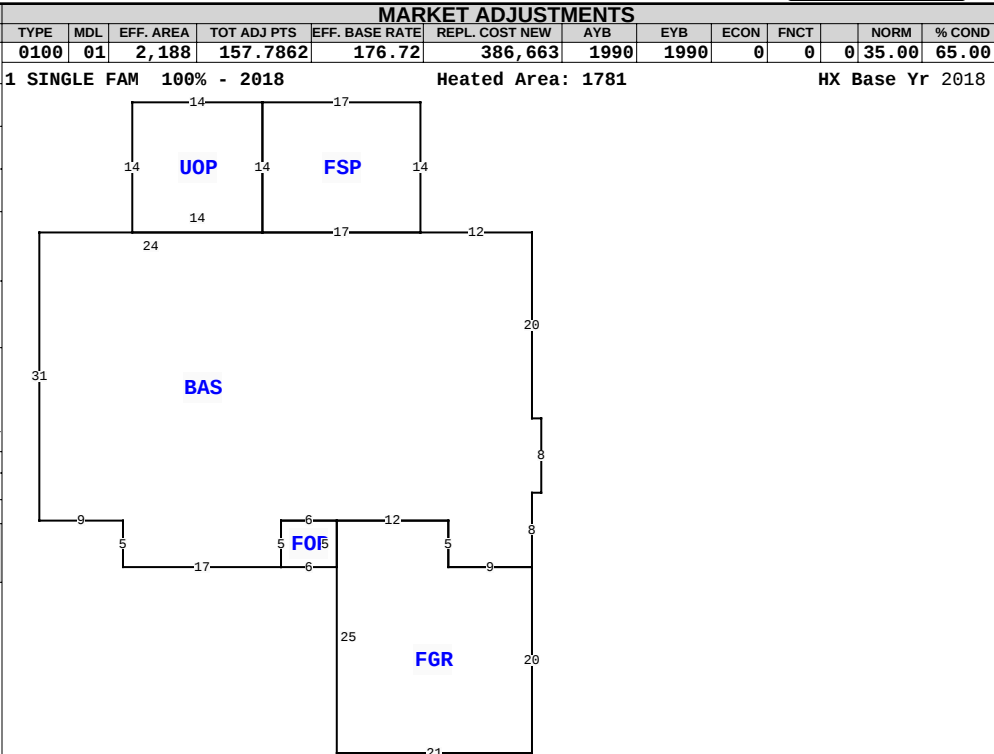
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100		1,781	204,580
FGR	480	55		264	30,325
FOP	30	30		9	1,034
FSP	238	40		95	10,912
UOP	196	20		39	4,480

TOTALS	2,725			2,188	251,331
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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0 100	34	24	816.00	UT	1.40	1.40	100	0	0	3	100	1,142	
3	0166	CONC, PAVMT	0 100	20	15	300.00	UT	1.40	1.40	100	0	0	3	100	420	

LAND DESCRIPTION			TOTAL OB/XF													
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE	12/05/2022	BY	TW
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1013 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,188	157.7862	176.72	386,663	1990	1990	0	0	0 35.00	65.00

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,331
TOTAL MARKET OB/XF VALUE	2,762
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	289,093
SOH/AGL Deduction	106,190
ASSESSED VALUE	182,903
TOTAL EXEMPTION VALUE	55,722
BASE TAXABLE VALUE	127,181
TOTAL JUST VALUE	289,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045300	Remodel	5,000	08/26/2022
000043104	Roof Replacement	14,500	11/04/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1009/0111	3/05/2004	WD Q	I		
GRANTOR: WRIGHT RICHARD L & SY					SALE PRICE
GRANTEE: EDENFIELD MICHAEL S					155,000
0806/0209	6/01/1995	WD Q	I		
GRANTOR: STOVALL GEORGE EDWARD					102,000
GRANTEE: WRIGHT RICHARD L &					

BUILDING NOTES

BUILDING DIMENSIONS																
BAS= W12 FSP= N14 W17 S14 E17\$ W17 UOP= N14 W14 S14 E14\$ W24 S31 E9 S5 E17 FOP= E6 N5 W6 S5\$ N5 E6 FGR= S25 E21N20 W9 N5 W12\$ E12 S5 E9 N8 E1N8 W1 N20\$.																