LOT 51 WOODBOROUGH PHASE 1.

752-1507, 874-367, WD 1050-2144,

HACKETT CHRISTOPHER CHARLES/DEAVER KRISTY NICHOLE
979 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-251

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

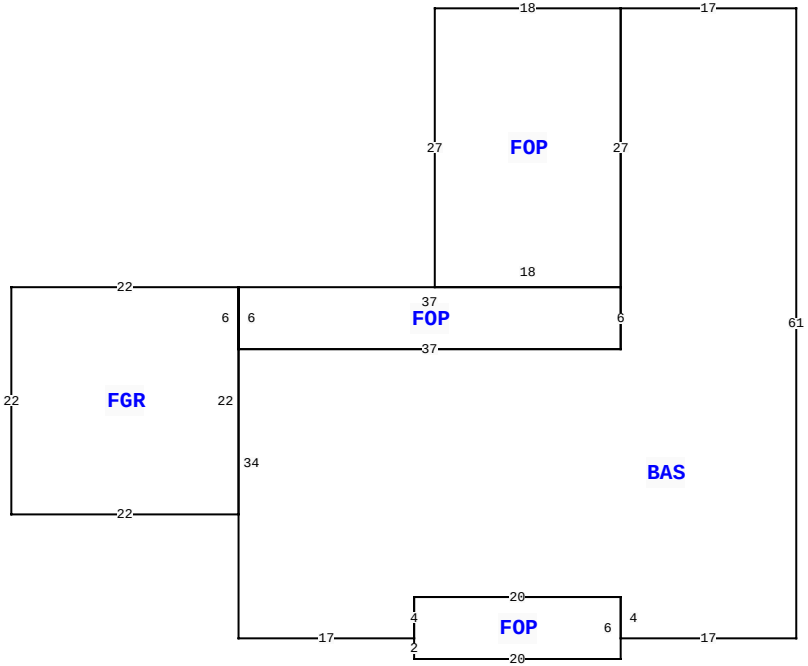
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	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	1,993	100		1,993	193,942
FGR	484	55		266	25,885
FOP	120	30		36	3,504
FOP	222	30		67	6,520
FOP	486	30		146	14,208
TOTALS	3,305			2,508	244,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	133.6720	149.71	375,473	1992	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1993 HX Base Yr 2024



979 NW SCENIC LAKE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,057
TOTAL MARKET OB/XF VALUE		54,458
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,515
SOH/AGL Deduction		0
ASSESSED VALUE		333,515
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,793
TOTAL JUST VALUE		333,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32595	MAINT/ALTR	55	01/08/2015
15715	POOL	0	06/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1488/218	4/06/2023	WD	Q	I	01	370,000
GRANTOR: WESTREM ASHLEY E						
GRANTEE: HACKETT CHRISTOPHER						
1419/2178	9/18/2020	WD	Q	I	01	335,000
GRANTOR: MARK THOMPSON						
GRANTEE: ASHLEY E WESTREM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W18 S27E18 N27$ S27 FOP= W37 S6 E37N6$ S6 W37 N6 FGR= W22 S22 E22 N22$ S34 E17 FOP= N4 E20 S6 W20 N2$ N4 E20 S4 E17 N61$.

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	0166	CONC,PAVMT	0	100	10	150	1,500.00	UT	2.00	2.00	100	0	0	3	100	3,000	
2	0166	CONC,PAVMT	0	100	3	75	225.00	UT	2.00	2.00	100	0	0	3	100	450	
3	0280	POOL R/CON	0	100	20	27	540.00	UT	105.00	105.00	100	1999	1999	3	40	22,680	
4	0282	POOL ENCL	0	100	32	41	1,312.00	UT	22.50	22.50	100	1999	1999	3	40	11,808	
5	0169	FENCE/WOOD	0	100	0	0	240.00	UT	10.50	10.50	100	1993	1993	3	100	2,520	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
8	0030	BARN,MT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	
9	0263	PRCH,USP	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 54,458

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	35,000.00	35,000.00	35,000							

REVIEW DATE 05/26/2023 BY ME Total Acres: 0.88 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS