

LOT 52 WOODBOROUGH PHASE 1
ORB 760-1828, 873-2062,
917-1105, WD 1050-497, WD 1255

BOONE ERIC B/BOONE MELISSA D
939 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-252



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	17	MSNRY STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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	2,438	100		2,438	305,043
FGR	838	55		461	57,680
FOP	42	30		13	1,627
FSP	393	40		157	19,644

TOTALS 3,711 3,069 383,993

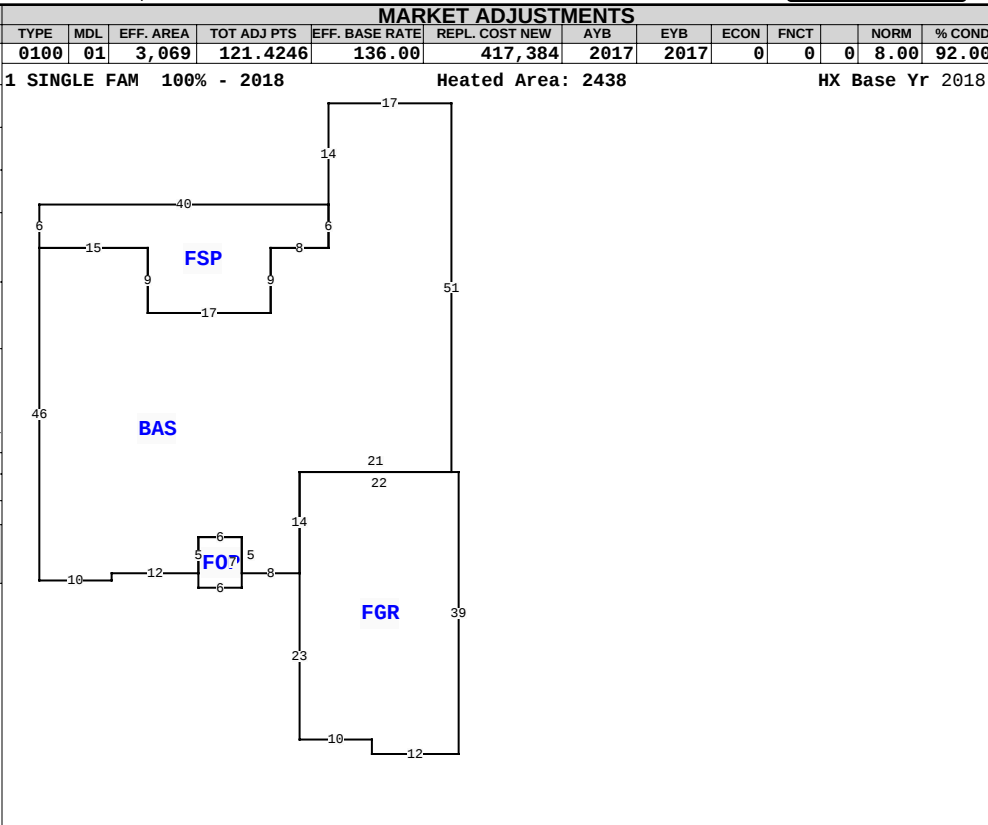
EXTRA FEATURES

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	2017	2017	3	100	1,200	
2	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2017	2017	3	84	28,224	
3	0282	POOL ENCL	0	100	28	40	1,120.00	UT	15.00	15.00	100	2017	2017	3	57	9,576	
4	0166	CONC, PAVMT	0	100	0	0	2,240.00	UT	2.00	2.00	100	2017	2017	3	100	4,480	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

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	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 02/20/2023 BY KS



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF																	47,280
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Total Acres: 0.84 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	383,993		
TOTAL MARKET OB/XF VALUE	47,280		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	466,273		
SOH/AGL Deduction	142,223		
ASSESSED VALUE	324,050		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	273,328		
TOTAL JUST VALUE	466,273		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	471,623		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35409	POOL ENCL	144	06/07/2017
34918	POOL	231	02/07/2017
34833	SFR	1,300	01/13/2017

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/0310	11/02/2016	WD	Q	V	01	24,500
GRANTOR: ROBERT C & ELAINE F B						
GRANTEE: ERIC B & MELISSA D						
1255/2698	6/06/2013	WD	Q	V	01	25,000
GRANTOR: MICHAEL J GORDAN						
GRANTEE: ROBERT C & ELAINE F						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W17 S14 FSP= W40 S6 E15 S9 E17 N9 E8 N6\$ S6 W8 S9 W17 N9
W15 S46 E10 N1 E12 FOP= S2 E6 N7 W6 S5\$ N5 E6 S5 E8 FGR= S23
E10 S2 E12 N39 W22 S14\$ N14 E21 N51\$.