LOT 53 WOODBOROUGH PHASE 1

ORB 786-1976, 800-1070,

ANTHONY GRAHAM G/ANTHONY BEVERLY P
903 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-253

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

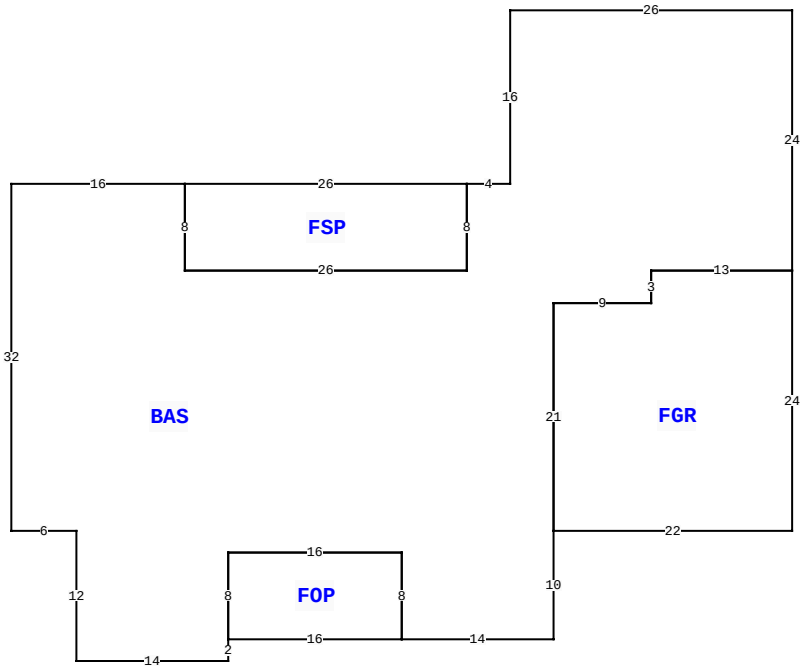
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
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	2,351	100		2,351	223,981
FGR	501	55		276	26,294
FOP	128	30		38	3,621
FSP	208	40		83	7,907
TOTALS	3,188			2,748	261,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	130.8672	146.57	402,774	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2351 HX Base Yr 2014



903 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		261,803
TOTAL MARKET OB/XF VALUE		39,258
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		336,061
SOH/AGL Deduction		135,418
ASSESSED VALUE		200,643
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,921
TOTAL JUST VALUE		336,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046946	Roof Replacement	22,645	04/12/2023
000046930	Roof Replacement	5,472	04/11/2023
13996	POOL	100	05/11/1998
9661	SFR	370	04/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/2693	2/21/2013	WD	Q	I	01	195,000
GRANTOR: LARRY D & THERESA E K						
GRANTEE: GRAHAM G & BEVERLY						
0961/1065	8/28/2002	WD	Q	I		204,500
GRANTOR: ROBIN & JOANNA MOBLEY						
GRANTEE: LARRY D & THERESA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S16W4 FSP= W26 S8 E26 N8$ S8 W26 N8 W16 S32 E6 S12 E14 N2 FOP= E16 N8 W16 S8$ N8 E16 S8 E14 N10 FGR= E22N24 W13 S3 W9 S21$ N21 E9 N3 E13 N24$.

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	0	0	2,442.00	UT	2.00	2.00	100	1995	1995	3	100	4,884	
2	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	1998	1998	3	40	15,232	
3	0166	CONC,PAVMT	0	100	84	20	1,680.00	UT	2.00	2.00	90	1995	1995	3	90	3,024	
4	0282	POOL ENCL	0	100	46	24	1,104.00	UT	15.00	15.00	100	1995	1995	3	40	6,624	
5	0200	GARAGE F	0	100	24	32	768.00	UT	12.00	12.00	90	1995	1995	3	90	8,294	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 39,258

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 02/20/2023 BY KS Total Acres: 0.87 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS