LOT 41 WOODBOROUGH PHASE 2.

693-311, 801-2623, LE 915-2083,

HYINK IRENE
1253 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-341

BUILDING CHARACTERISTICS

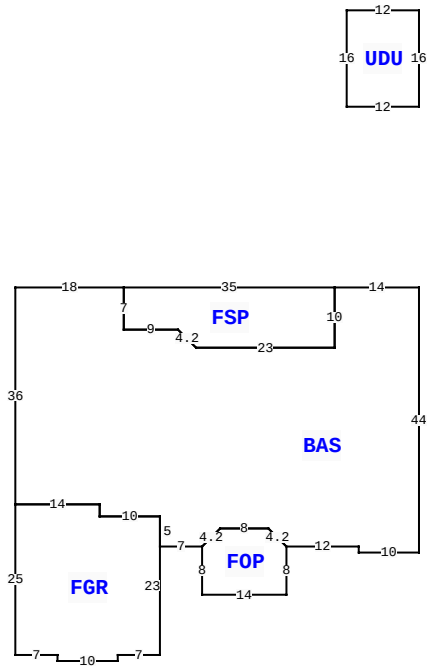
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,392	100		2,392	285,182
FGR	590	55		324	38,628
FOP	145	30		44	5,245
FSP	319	40		128	15,261
UDU	192	55		106	12,638
TOTALS	3,638			2,994	356,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,994	149.9329	167.92	502,752	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2023 Heated Area: 2392 HX Base Yr 2023



1253 NW SCENIC LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		356,954
TOTAL MARKET OB/XF VALUE		26,218
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		418,172
SOH/AGL Deduction		8,660
ASSESSED VALUE		409,512
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		303,790
TOTAL JUST VALUE		418,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052367	Roof Replacement	20,800	02/18/2025
10836	POOL	85	03/04/1996
10235	SFR	370	09/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/1906	3/08/2022	LE	U	I	14	100
GRANTOR: HYINK IRENE						
GRANTEE: CLAEYE PASCAL ALBER						
1453/69	11/17/2021	WD	Q	I	01	325,000
GRANTOR: REVOCABLE TRUST AGREE						
GRANTEE: HYINK IRENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W35 S7 E9 R3 D3 E23 N10$ S10 W23 U3 L3 W9 N7 W18 S36 FGR= S25 E7 S1 E10 N1 E7 N23 W10 N2 W14 $ E14 S2 E10 S5 E7 FOP= S8 E14 N8 L3 U3 W8 D3 L3 $ R3 U3 E8 D3 R3 E12 S1 E10 N44$ PTR= N30 UDU= N16 W12 S16 E12$ S30$.

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	610.00	UT	1.50	1.50	100	1996	1996	3	100	915	
2	0166	CONC,PAVMT	0	100	0	0	2,578.00	UT	1.50	1.50	100	1996	1996	3	100	3,867	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 26,218

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 05/05/2025 BY chuck Total Acres: 0.86 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS