LOT 42 WOODBOROUGH PHASE 2.

760-1830, 792-813, 819-2392, QC

SANTOS BENJAMIN M
1237 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-342

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

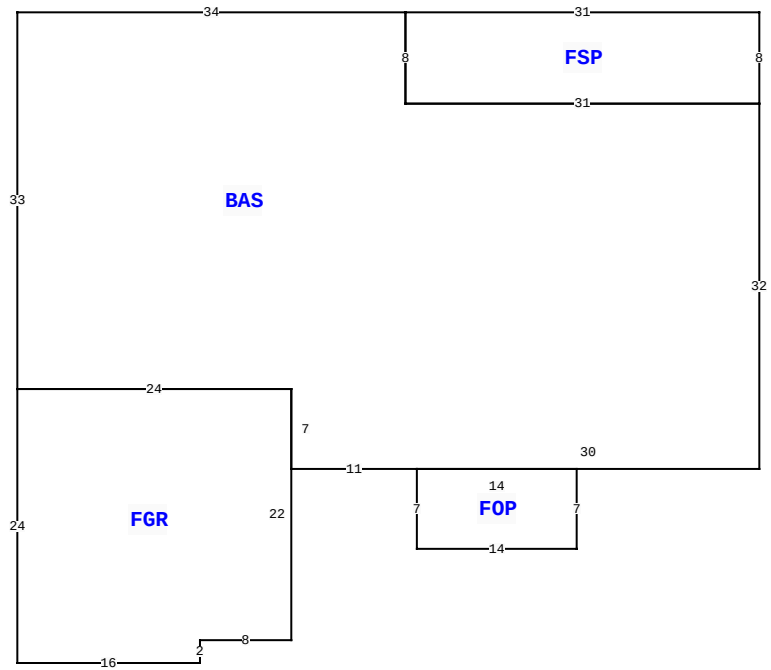
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	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	2,184	100		2,184	253,516
FGR	560	55		308	35,752
FOP	98	30		29	3,367
FSP	248	40		99	11,492
TOTALS	3,090			2,620	304,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,620	150.2046	168.23	440,763	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 2184 HX Base Yr 1995



1237 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		304,126
TOTAL MARKET OB/XF VALUE		4,352
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		343,478
SOH/AGL Deduction		130,675
ASSESSED VALUE		212,803
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,081
TOTAL JUST VALUE		343,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7603	SFR	53,000	09/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1381/2591	3/26/2019	LE	U	I	14	100
GRANTOR: BENJAMIN M SANTOS (LI						
GRANTEE: ELMER M GUERRERO &						
1161/2135	6/20/2007	QC	Q	I	01	100
GRANTOR: PACITA MALABANAN						
GRANTEE: BENJAMIN M SANTOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S33 FGR= S24 E16 N2E8 N22 W24$ E24 S7 E11 FOP= S7 E14 N7 W14$ E30 N32 FSP= N8 W31 S8 E31$ W31 N8$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,352	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,352

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: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS