LOT 1 WOODBOROUGH PHASE 3 &
BEG NW COR SAID LOT 1, RUN NW
34.98 FT, NE 223.33 FT, SW

RANDALL ROBERT C/RANDALL MARY JO
713 NW SCENIC DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-401

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

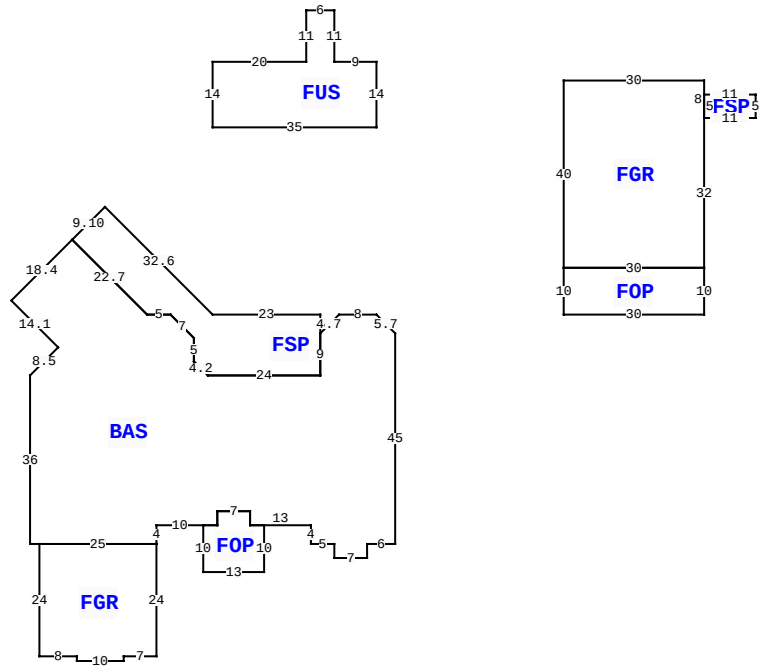
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,527	100		3,527	407,554
FGR	610	55		336	38,826
FGR	1,200	55		660	76,265
FOP	151	30		45	5,200
FOP	300	30		90	10,400
FSP	55	40		22	2,543
FSP	632	40		253	29,235
FUS	556	100		556	64,247
TOTALS	7,031			5,489	634,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,489	128.3921	154.07	845,690	2000	2000	0	0	0	25.00	75.00

1 EXCEPT SFR 100% - 2005 Heated Area: 4083 HX Base Yr 2005



713 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		634,268
TOTAL MARKET OB/XF VALUE		30,940
TOTAL LAND VALUE - MARKET		35,108
TOTAL MARKET VALUE		700,316
SOH/AGL Deduction		170,752
ASSESSED VALUE		529,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		478,842
TOTAL JUST VALUE		700,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042991	Roof Replacement	47,830	10/20/2021
16949	POOL ENCL	70	05/11/2000
16796	POOL	100	03/27/2000
14730	SFR	555	11/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/1138	8/08/2005	WD	Q	V	01	300
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: ROBERT & MARY JO RA						
1024/0236	8/17/2004	WD	Q	I		530,000
GRANTOR: DILGER						
GRANTEE: RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 L4 D4 FSP= /N4 / W23 U23 L23 L7 D7 D16 R16 E5 D5 R5 S5 D3 R3 E24 N9$ S9 W24 L3 U3 N5 L5 U5 W5 L16 U16 L13 D13 D10 R10 L6 D6 S36 E2 FGR= S24 E8 S1 E10 N1 E7 N24 W25$ E25 N4 E10 FOP= S10 E13 N10 W3 N3 W7 S3 W3$ E3 N3 E7 S3 E13 S4 E5 S3 E7 N3 E6 N45 U4 L4 $ PTR= N40 FUS= N14 W9 N11 W6 S11 W20 S14 E35$ S40 $ PTR= E40 FOP= E30 N10 FGR= N32 FSP= E11 N5 W11 S5$ N8 W30 S40 E30$ W30 S10$ W40$.

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	0280	POOL R/CON	0	100	14	34	476.00	UT	70.00	70.00	100	2000	2000	3	40	13,328	
2	0282	POOL ENCL	0	100	34	58	1,972.00	UT	15.00	15.00	30	2000	2000	3	30	8,874	
3	0166	CONC,PAVMT	0	100	0	0	4,369.00	UT	2.00	2.00	100	2000	2000	3	100	8,738	

LAND DESCRIPTION

TOTAL OB/XF 30,940

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100			0.00	0.00	0.12	AC		1.00	1.00	1.00	900.00	900.00	108							

REVIEW DATE 02/17/2023 BY KS Total Acres: 0.94 Total Land Value: 35,108 Market: 0 Agricultural: 0 Common: 35,108 PRINTED 11/18/2025 BY SYS