LOT 3 WOODBOROUGH PHASE 3.

797-1316, 1000-1815, DC 1276-44,

CHINNIS ROBERT
807 NW SCENIC LAKE DR
LAKE CITY, FL 32055-8589

2026

22-3S-16-02268-403

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

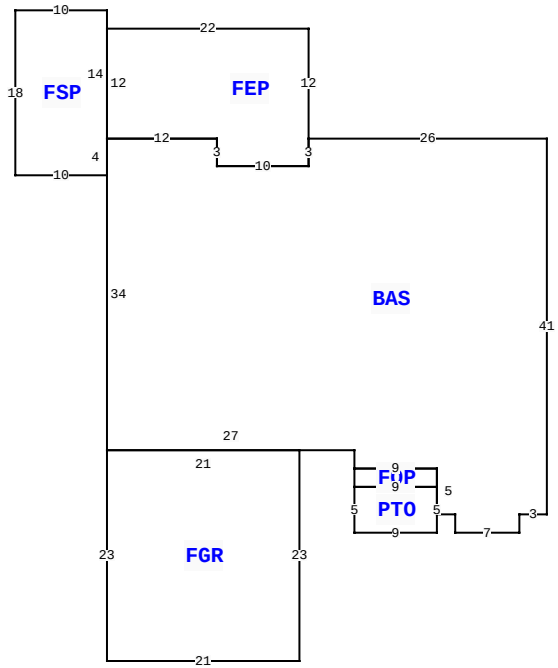
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,718	100		1,718	186,098
FEP	294	80		235	25,456
FGR	483	55		266	28,814
FOP	18	30		5	541
FSP	180	40		72	7,799
PTO	45	5		2	216
TOTALS	2,738			2,298	248,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,298	148.7980	166.65	382,962	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1718 HX Base Yr 2017



807 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		248,925
TOTAL MARKET OB/XF VALUE		5,918
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,843
SOH/AGL Deduction		100,167
ASSESSED VALUE		189,676
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		133,954
TOTAL JUST VALUE		289,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/1177	7/12/2016	WD	Q	I	01	200,000
GRANTOR: BETHEL CHREST						
GRANTEE: THOMAS MARINO & ROB						
1000/1815	11/06/2003	WD	Q	V	01	200
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: ROBERT FREDERICK CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FEP= N12 W22 S12 E12 S3 E10 N3$ S3 W10 N3 W12 FSP= N14 W10 S18 E10 N4 $ S34 FGR= S23 E21 N23 W21$ E27 S2 FOP= S2 PTO= S5 E9 N5 W9$ E9N2 W9$ E9 S5 E2 S2 E7 N2 E3 N41$.

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	1,812.00	UT	1.50	1.50	100	1995	1995	3	100	2,718	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,918

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							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.72 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS