LOT 9 WOODBOROUGH PHASE 6.

ORB 805-948, 840-673,

CARROLL CHARLES E/CARROLL ANNE R
523 NW SCENIC LAKE DR
LAKE CITY, FL 32055-8586

2026

22-3S-16-02268-519

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 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

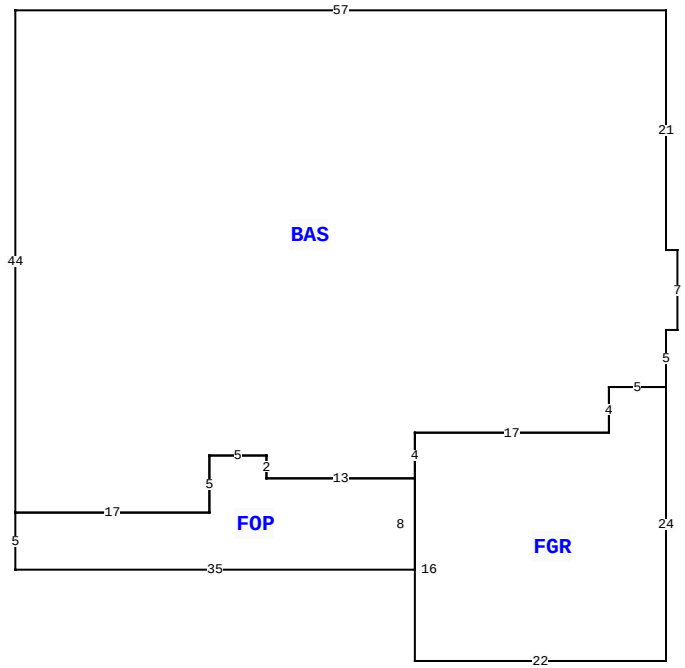
NEIGHBORHOOD/LOC 22316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100		2,277	227,656
FGR	460	55		253	25,295
FOP	239	30		72	7,199
TOTALS	2,976			2,602	260,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,602	122.2848	136.96	356,370	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 2277 HX Base Yr 1999



523 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		260,150
TOTAL MARKET OB/XF VALUE		17,268
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		315,918
SOH/AGL Deduction		92,611
ASSESSED VALUE		223,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,585
TOTAL JUST VALUE		315,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28121	POOL ENCL	110	10/06/2009
13033	SFR	340	09/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0840/0673	5/30/1997	WD	Q	V		18,900
GRANTOR: READOUT						
GRANTEE: CARROLL						
0805/0948	5/11/1995	WD	Q	V		22,500
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: STEVEN READOUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S44 FOP= S5 E35 N8 W13 N2 W5 S5 W17$ E17 N5 E5 S2E13
FGR= S16 E22 N24 W5 S4 W17 S4$ N4 E17 N4 E5 N5 E1 N7 W1 N21$.

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	2,572.00	UT	1.50	1.50	100	1998	1998	3	100	3,858	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0282	POOL ENCL	0	100	37	55	2,035.00	UT	15.00	15.00	100	2009	2009	3	40	12,210	

LAND DESCRIPTION

TOTAL OB/XF 17,268

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.22 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/19/2025 BY SYS