LOT 10 WOODBOROUGH PHASE 6 & BEG
LOT 10, RUN S 78 DEG W ALONG N L
181.96 FT, N 32.81 FT, N 88 DEG

CONLON J MICHAEL/CONLON SHARON W
555 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-520

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

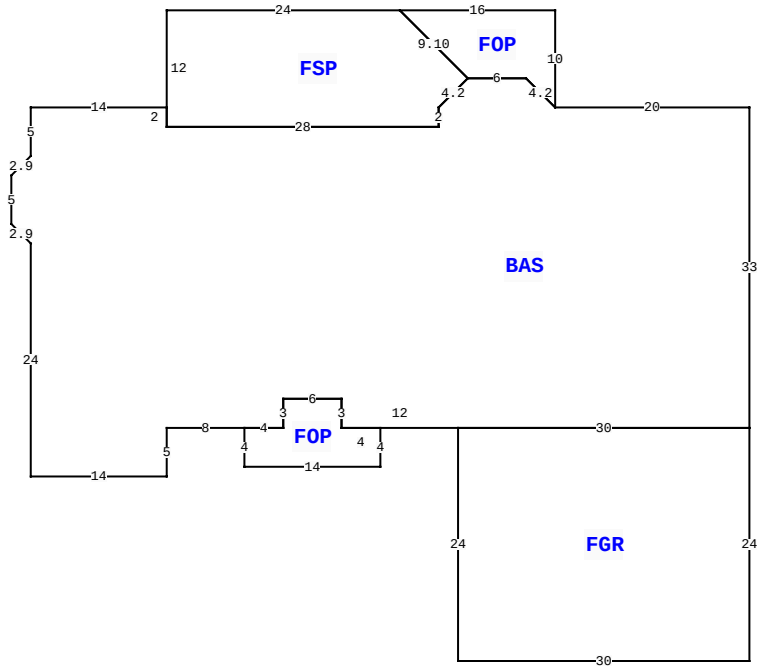
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,479	100		2,479	258,681
FGR	720	55		396	41,322
FOP	74	30		22	2,296
FOP	92	30		28	2,922
FSP	337	40		135	14,087
TOTALS	3,702			3,060	319,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,060	126.3328	141.49	432,959	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2001 Heated Area: 2479 HX Base Yr 2001



555 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		319,307
TOTAL MARKET OB/XF VALUE		4,737
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		362,544
SOH/AGL Deduction		110,041
ASSESSED VALUE		252,503
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,781
TOTAL JUST VALUE		362,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054452	Storage Building	15,200	11/12/2025
000054334	Right-of-Way Acce		10/28/2025
16605	SFR	390	02/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/503	11/08/2022	LE	U	I	14	100
GRANTOR: CONLON J MICHAEL						
GRANTEE: CONLON J MICHAEL (E						
0853/1761	2/17/1998	WD	Q	V		20,500
GRANTOR: WOODBOROUGH CORP						
GRANTEE: CONLON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N10 W16 D7 R7 E6 D3 R3 $ L3 U3 W6 FSP= L7 U7 W24 S12 E28 N2 R3 U3 $ D3 L3 S2 W28 N2 W14 S5 L2 D2 S5 D2 R2 S24 E14 N5 E8 FOP= S4 E14 N4 W4 N3 W6 S3 W4$ E4 N3 E6 S3 E12 FGR= S24 E30 N24 W30$ E30 N33$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,358.00	UT	1.50	1.50	100	2000	2000	3	100	3,537	

LAND DESCRIPTION

TOTAL OB/XF 4,737

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: 1.21 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/19/2025 BY SYS