LOT 13 WOODBOROUGH S/D PHASE 7
ORB 922-1626 & ORB 995-489,
WD 1014-672.

PACE GEORGE A JR & NANCY ANN/PACE NANCY ANN
677 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-533

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

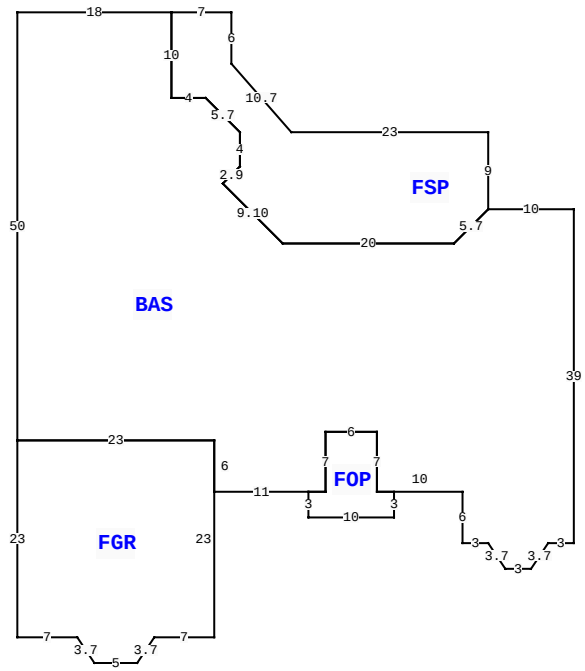
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	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	2,469	100		2,469	326,711
FGR	550	55		302	39,962
FOP	72	30		22	2,911
FSP	463	40		185	24,481
TOTALS	3,554			2,978	394,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,978	149.5546	167.50	498,815	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2469 HX Base Yr 2005



677 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		394,064
TOTAL MARKET OB/XF VALUE		5,054
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		437,618
SOH/AGL Deduction		146,963
ASSESSED VALUE		290,655
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,933
TOTAL JUST VALUE		437,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051075	Roof Replacement	19,393	10/14/2024
000048591	Remodel	18,907	11/06/2023
000048146	Roof Replacement	26,812	09/15/2023
21189	SFR	430	10/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1014/0672	5/03/2004	WD	Q	I		239,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: GEORGE A JR & NANCY						
0995/0489	9/19/2003	WD	Q	V		27,000
GRANTOR: CLIFFORD & CYNTHIA KI						
GRANTEE: ERKINGER HOME BULDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N9 W23 U8 L7 N6 W7 S10 E4 D4 R4 S4 L2 D2 D7 R7 E20 U4 R4 $ D4 L4 W20 L7 U7 U2 R2 N4 L4 U4 W4 N10 W18 S50 FGR= S23 E7 R2 D3 E5 U3 R2 E7 N23 W23$ E23 S6 E11 FOP= S3 E10 N3 W2 N7 W6 S7 W2$ E2 N7 E6 S7 E10 S6 E3 R2 D3 E3 U3 R2 E3 N39$.

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	1,377.00	UT	2.00	2.00	100	2004	2004	3	100	2,754	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,054

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 11/07/2023 BY jerry Total Acres: 1.01 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/19/2025 BY SYS