



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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,464	100
FGR	552	55
FOP	18	30
FOP	100	30
FSP	264	40
FUS	880	100
TOTALS	4,278	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,789	159.4538	178.59	676,678	2001	2001	0	0	24.00	76.00
1 SINGLE FAM 0% - 2022 Heated Area: 3344 HX Base Yr											
TOTALS 4,278 3,789 514,275											

225 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	0	0	0	2,430.00	UT	2.00	2.00	100	2001	2001	3
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3
3	0280	POOL R/CON	0	0	0	0	428.00	UT	70.00	70.00	100	2003	2003	3
4	0282	POOL ENCL	0	0	32	45	1,440.00	UT	15.00	15.00	100	2003	2003	3
5	0120	CLFENCE 4	0	0	0	0	580.00	UT	6.50	6.50	100	2009	2009	3
6	0060	CARPORT F	0	0	18	40	720.00	UT	4.50	4.50	50	2009	2009	3
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10

TOTAL OB/XF 33,474

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		514,275	
TOTAL MARKET OB/XF VALUE		33,474	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		586,249	
SOH/AGL Deduction		0	
ASSESSED VALUE		586,249	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		586,249	
TOTAL JUST VALUE		586,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		593,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050232	Roof Replacement	20,910	06/27/2024
25489	POOL ENCL	0	02/05/2007
21011	POOL	100	08/25/2003
17860	SFR	525	01/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1147	7/01/2021	WD	Q	I	01	530,000
GRANTOR: EICHMAN BRUCE W & PAT						
GRANTEE: BESSONOFF PETER						
1062/0970	10/18/2005	WD	Q	I		434,000
GRANTOR: GUILMETTE						
GRANTEE: BRUCE AND PATSY EIC						

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS= W19 S26 W2 L3 D3 S5 D3 R3 E2 S3 E14 S4 FOP= S5 D4 R4 E6 R4 U4 W2 N5 W12\$ E12 S3 E17 FGR= S24 E23 N24 W23\$ E23 N5 R2 U2 N5 U2 L2 N21 FOP= N6 W3 S6 E3\$ W3 FSP= N6 W44 S6 E44\$ W44 N12\$ PTR= N30 FUS= N35 W18 S13 D5 L5 W12 S4 E4 S13 E31\$ S30\$.														