

MCINNIS BRET R/MCINNIS APRIL V
138 NW SCARBOROUGH LN
LAKE CITY, FL 32055

27-2S-16-01768-009

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31

VINYL SID 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

14

PREFIN MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 50

Interior Floo

13

LAM/VNLPLK 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1 100

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

05

05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

27216.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,078

100

1,078

94,055

FOP

204

30

61

5,322

TOTALS

1,282

1,139

99,377

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100011,139119.8500134.23152,888196219620035.0065.00

1 SINGLE FAM0% - 2023Heated Area: 1078HX Base Yr

49

22

33

16

17

12

17

BAS

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/15/2025MLU

EXTRA FEATURES

138 NW SCARBOROUGH LN, LAKE CITY

L N

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

10294SHED WOOD/002825700.00UT7.507.50250003251,313

20294SHED WOOD/007749.00UT7.507.505019931993350184

30252LEAN-TO W/001025250.00UT2.002.005019931993350250

40060CARPORT F001920360.00UT5.005.005019931993350900

50252LEAN-TO W/001025250.00UT2.002.005019931993350250

60120CLFENCE 40000240.00UT7.507.505020082008350900

70030BARN,MT00001.00UT9,000.009,000.00100202220211009,000

80169FENCE/WOOD00001.00UT0.000.00100202320221002,500

TOTAL OB/XF

15,297

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0A-10.000.005.03AC1.001.001.007,000.007,000.0035,210

REVIEW DATE

04/14/2023

BY

kellen

Total Acres: 5.03

Total Land Value: 35,210

Market: 0

Agricultural: 0

Common: 35,210

PRINTED 10/10/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE99,377

TOTAL MARKET OB/XF VALUE15,297

TOTAL LAND VALUE - MARKET35,210

TOTAL MARKET VALUE149,884

SOH/AGL Deduction0

ASSESSED VALUE149,884

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE149,884

TOTAL JUST VALUE149,884

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE149,884

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1463/27684/07/2022WDQI01165,000

GRANTOR: WESTBROOK JASON T

GRANTEE: MCINNIS BRET R

1260/13768/23/2013WDUI1245,000

GRANTOR: SECRETARY OF HOUSING

GRANTEE: JASON T WESTBROOK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S22 E16 FOP= S12 E17 N12 W17\$ E33 N22\$.