

LOT 7 COUNTRY DALE ESTATES.
453-626, 903-2338, QC 1127-2109

HENDRICKS WILLIAM L/HENDRICKS HOPE S
256 NW SCOTT GLN
LAKE CITY, FL 32055

2026

28-3S-16-02374-057
[Barcode]

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	06	VINYL ASB 100
Air Condition	02	WINDOW 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	06
NEIGHBORHOOD/LOC	28316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	84,949
FCP	228	25		57	4,402
FST	72	55		40	3,089
TOTALS	1,400			1,197	92,440

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		RSF-	1125.00	177.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,197	106.0800	118.81	142,216	1980	1980	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1100 HX Base Yr

6

12

6

19

12

19

25

44

FST

BAS

FCP

256 NW SCOTT GLN, LAKE CITY BLD DATE LGL DATE 04/21/2023 MLU

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	125	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

TOTAL OB/XF													525	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-	1125.00	177.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		92,440	
TOTAL MARKET OB/XF VALUE		525	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		111,465	
SOH/AGL Deduction		47,695	
ASSESSED VALUE		63,770	
TOTAL EXEMPTION VALUE		HX HB	38,770
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		111,465	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		111,465	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES											

BUILDING DIMENSIONS
BAS= W44 FST= W12 S6 E12 N6\$S6 FCP= W12 S19 E12 N19\$ S19 E44 N25\$.