LOT 17 WOODBOROUGH PHASE 1

693-400, 829-2711, 866-080, 935-

ELLIS HERBERT W/ELLIS DIANE B
794 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-217

BUILDING CHARACTERISTICS

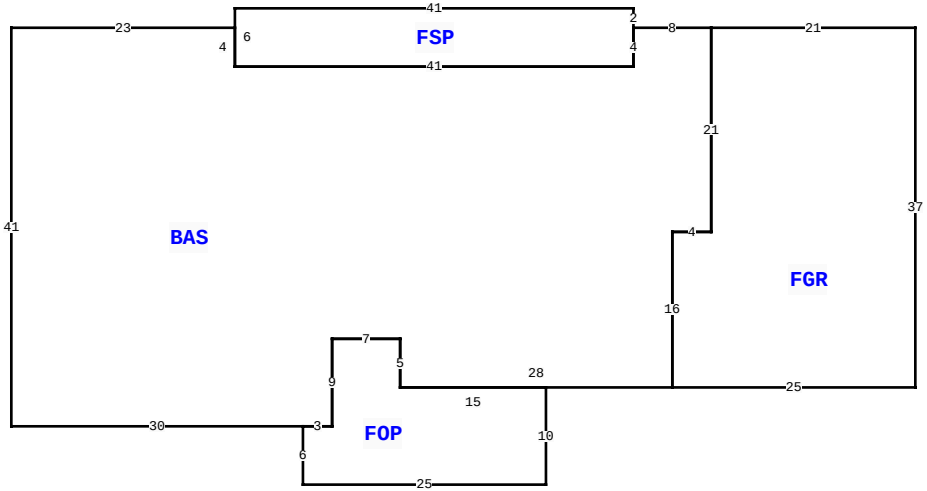
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,533	100		2,533	294,865
FGR	841	55		463	53,898
FOP	273	30		82	9,545
FSP	246	40		98	11,408
TOTALS	3,893			3,176	369,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,176	143.0130	157.31	499,617	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2005 Heated Area: 2533 HX Base Yr 2005



794 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0280	POOL R/CON	0	100	10	9	90.00	UT	350.00	350.00	100	1999	1999	3	40	12,600	
2	0282	POOL ENCL	0	100	25	43	1,075.00	UT	15.00	15.00	100	1999	1999	3	40	6,450	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
4	0166	CONC,PAVMT	0	100	0	0	2,743.00	UT	1.50	1.50	100	1999	1999	3	100	4,115	
5	0083	DOCK-LAKE	0	100	4	175	700.00	UT	11.50	11.50	100	2008	2008	3	40	3,220	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		369,717
TOTAL MARKET OB/XF VALUE		28,385
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		462,452
SOH/AGL Deduction		101,636
ASSESSED VALUE		360,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		309,405
TOTAL JUST VALUE		462,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30944	MAINT/ALTR	0	04/16/2013
15791	SFR	80	07/16/1999
15154	SFR	390	03/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/73	7/17/2025	LE	U	I	14	100
GRANTOR: ELLIS HERBERT W (ENH						
GRANTEE: ELLIS AUSTIN WAYNE						
1021/0040	7/14/2004	WD	Q	I		275,000
GRANTOR: J T WOOD						
GRANTEE: HERBERT W & DIANE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N2 W41 S6 E41 N4$ S4 W41 N4 W23 S41 E30 FOP= S6 E25 N10 W15 N5 W7 S9 W3$ E3 N9 E7 S5 E28 FGR= E25 N37 W21 S21 W4 S16 $ N16 E4 N21$.

LAND DESCRIPTION

TOTAL OB/XF 28,385

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.65	99,000.00	64,350.00	64,350							

REVIEW DATE 02/20/2023 BY KS Total Acres: 1.50 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 11/16/2026 BY SYS