



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	EXCEPT SFR	100%	- 2005		Heated Area: 2783					HX Base Yr 2005			

816 NW SCENIC LAKE DR, LAKE CITY

L	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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	900.00	UT	2.00	2.00	80	1994	1994	3	80	1,440	
3	0083	DOCK-LAKE	0	100	0	285.00	UT	11.50	11.50	100	1994	1994	3	40	1,311	

TOTAL OB/XF 4,751

LAND DESCRIPTION										TOTAL OB/XF														
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	99,000.00	79,200.00	79,200							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			401,555
TOTAL MARKET OB/XF VALUE			4,751
TOTAL LAND VALUE - MARKET			79,200
TOTAL MARKET VALUE			485,506
SOH/AGL Deduction			99,909
ASSESSED VALUE			385,597
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			334,186
TOTAL JUST VALUE			485,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053236	Remodel	33,805	05/27/2025
32574	MAINT/ALTR	50	12/29/2014
8191	SFR	80,000	03/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/0269	10/01/2004	WD	Q	I		349,000
GRANTOR: JOHN M & LUCY H TUNG						
GRANTEE: ALEJANDRO T SOLER						
0782/1659	11/15/1993	WD	Q	V		27,500
GRANTOR: WOODBOROUGH CORP						
GRANTEE: JOHN M TUNG						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 FOP= W21 S8 W24 S8 E3 N2 E10 S2 E22 N9 E10 N7\$ S7W10 S9 W22 N2 W10 S2 W3 S44 E4S2 E8 N2 E4 N13 E11 FOP= E6 N4 W6 S4\$ N4 E6 S4 E12 S2 FGR= S24 E22 N24 W22\$ E22 N49\$.	