LOT 19 WOODBOROUGH PHASE 1.

789-2073, 874-1111, WD 1027-

JACKSON KEVIN/JACKSON ANGELA EADIE
822 NW SCENIC LAKE DR
LAKE CITY, FL 32055

**2027**

**22-3S-16-02268-219**

## BUILDING CHARACTERISTICS

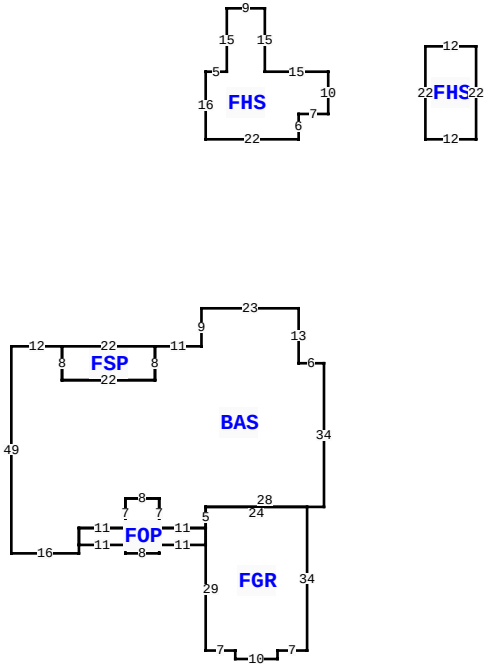
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4 100 |
| Frame | 01 | NONE 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 | 07 | 07 |
| 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 | 3,089 | 100 | | 3,089 | 259,314 |
| FGR | 836 | 55 | | 460 | 38,616 |
| FHS | 264 | 60 | | 158 | 13,264 |
| FHS | 557 | 60 | | 334 | 28,038 |
| FOP | 192 | 30 | | 58 | 4,869 |
| FSP | 176 | 40 | | 70 | 5,877 |
| TOTALS | 5,114 | | | 4,169 | 349,977 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,169 | 117.4058 | 129.15 | 538,426 | 1995 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 3910 HX Base Yr 2021




822 NW SCENIC LAKE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 349,977 |
| TOTAL MARKET OB/XF VALUE | | 23,504 |
| TOTAL LAND VALUE - MARKET | | 99,000 |
| TOTAL MARKET VALUE | | 472,481 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 472,481 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 421,070 |
| TOTAL JUST VALUE | | 472,481 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 478,822 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046548 | Roof Replacement | 34,431 | 02/17/2023 |
| 24552 | ADDN SFR | 90 | 05/24/2006 |
| 8842 | SFR | 110,000 | 09/16/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1409/0079 | 3/31/2020 | WD | Q | I | 01 | 525,000 |
| GRANTOR: ARTHUR JAMES & MELANI | | | | | | |
| GRANTEE: KEVIN & ANGELA EADI | | | | | | |
| 1320/0653 | 8/12/2016 | WD | Q | I | 01 | 450,000 |
| GRANTOR: CHARLES W & ROBERTA W | | | | | | |
| GRANTEE: ARTHUR JAMES & MELA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S9 W11 S8 W22 N8 W12 S49 E16 N2 N4 E11 N7 E8 S7 E11 N5 E28 N34 W6 N13 $
FGR=[ORIG=-22,52] S29 E7 S2 E10 N2 E7 N34 W24 S5 $
FHS=[ORIG=0,-40] N6 E7 N10 W15 N15 W9 S15 W5 S16 E22 $
FHS=[ORIG=30,-40] E12 N22 W12 S22 $
FOP=[ORIG=-52,56] E11 S2 E8 N2 E11 N4 W11 N7 W8 S7 W11 S4 $
FSP=[ORIG=-34,9] W22 S8 E22 N8 $
.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 3,514.00 | UT | 2.00 | 2.00 | 100 | 1995 | 1995 | 3 | 100 | 7,028 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1995 | 1995 | 3 | 100 | 2,000 | |
| 3 | 0021 | BARN,FR AE | 0 | 100 | 12 | 18 | 216.00 | UT | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 100 | 2,160 | |
| 4 | 0083 | DOCK-LAKE | 0 | 100 | 0 | 0 | 820.00 | UT | 11.50 | 11.50 | 100 | 1993 | 1993 | 3 | 40 | 3,772 | |
| 5 | 0282 | POOL ENCL | 0 | 100 | 24 | 51 | 1,224.00 | UT | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 7,344 | |
| 6 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,504

| 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 | 0133 | C | SFR LAKE | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 99,000.00 | 99,000.00 | 99,000 | | | | | | | |

REVIEW DATE 03/08/2023 BY JS Total Acres: 3.28 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS