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

2026

22-3S-16-02268-219

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

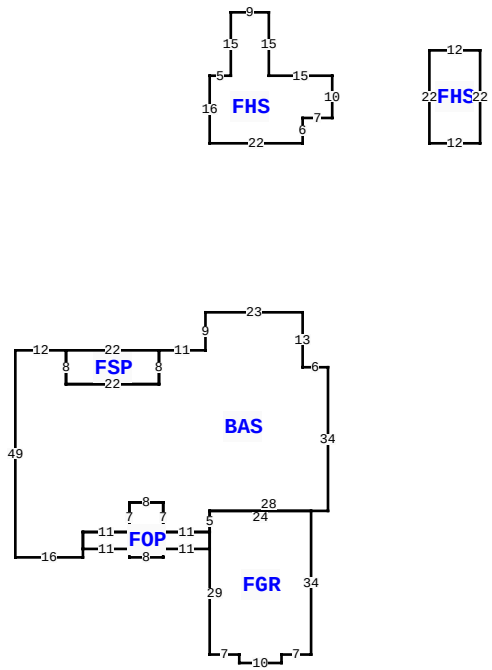
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 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	264,012
FGR	836	55		460	39,315
FHS	264	60		158	13,504
FHS	557	60		334	28,547
FOP	192	30		58	4,957
FSP	176	40		70	5,983
TOTALS	5,114			4,169	356,318

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	131.49	548,182	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		356,318
TOTAL MARKET OB/XF VALUE		23,504
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		478,822
SOH/AGL Deduction		6,631
ASSESSED VALUE		472,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		420,780
TOTAL JUST VALUE		478,822
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 06/08/2026 BY SYS