LOT 25 WOODBOROUGH PHASE 1

666-521, 758-1186, 891-689,WD 15

MCLEAN MURPHY B JR AND ILENE G MCLEAN FAMILY TRUST
966 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-225

BUILDING CHARACTERISTICS

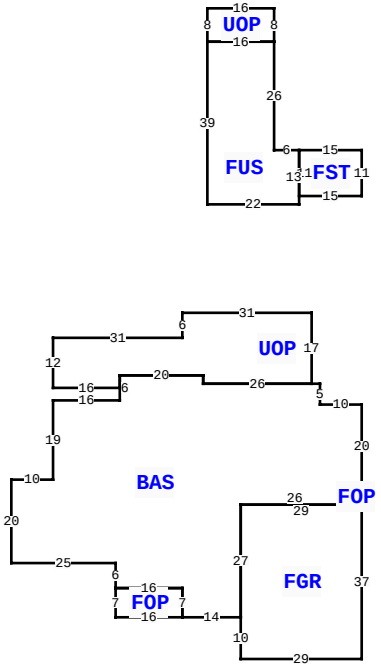
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	08	08
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	3,168	100		3,168	319,188
FGR	1,073	55		590	59,445
FOP	12	30		4	403
FOP	112	30		34	3,426
FST	165	55		91	9,169
FUS	702	100		702	70,729
UOP	128	20		26	2,620
UOP	844	20		169	17,027
TOTALS	6,204			4,784	482,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,784	132.7473	146.02	698,560	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2026 Heated Area: 3870 HX Base Yr 2026



966 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,380	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2014	2014	3	100	2,750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	482,006
TOTAL MARKET OB/XF VALUE	7,630
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	588,636
SOH/AGL Deduction	261,238
ASSESSED VALUE	327,398
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	275,987
TOTAL JUST VALUE	588,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055231	Screen Enclosure	40,750	03/13/2026
000055195	Generator		03/10/2026
000051448	Roof Replacement	36,000	11/08/2024
7585	SFR	100,000	09/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2041	8/21/2025	WD	Q	I	01	750,000
GRANTOR: MARY VIRGINIA MCRAE L						
GRANTEE: MCLEAN MURPHY B JR						
0666/0521	11/03/1988	WD	Q	V		41,000
GRANTOR: GIEBEIG, ROBERT						
GRANTEE: MCRAE, B E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N5 W2 UOP= N17 W31 S6 W31 S12 E16 N3 E20 S2 E26$ W26 N2 W20 S6 W16 S19 W10 S20 E25 S6 FOP= S7 E16 N7 W16$ E16 S7 E14 FGR= S10 E29 N37 W29 S27$ N27 E26 FOP= E3 N4 W3 S4$ N4 E3 N20 $ PTR= N50 FST= N11 W15 FUS= W6 N26 UOP= N8 W16 S8 E16$ W16 S39 E22 N13$ S11 E15$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 7,630

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 11/12/2025 BY TP Total Acres: 3.06 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS