LOT 26 WOODBOROUGH PH 1.

644-242, 685-603, 705-343, 644-2

PETERSON GREGORY L
996 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-226

BUILDING CHARACTERISTICS

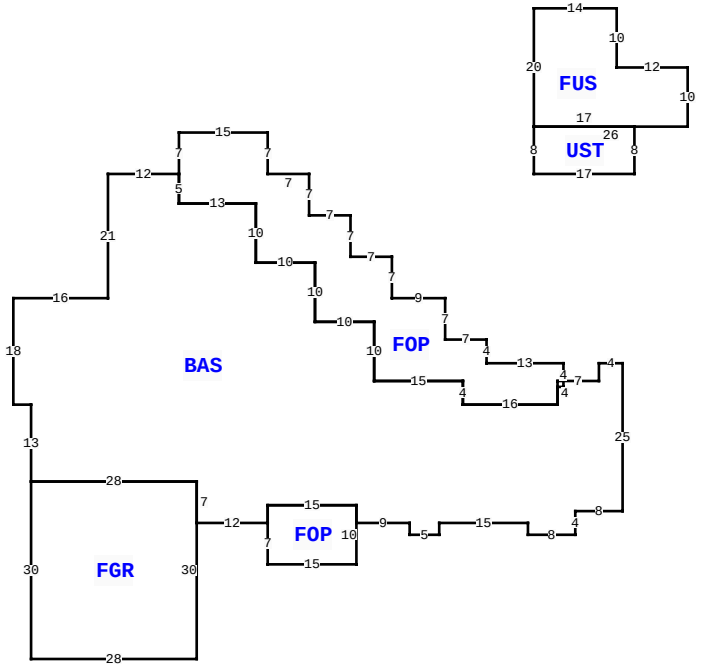
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	02	02 100
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	3,463	100		3,463	376,224
FGR	840	55		462	50,192
FOP	150	30		45	4,889
FOP	807	30		242	26,291
FUS	400	100		400	43,456
UST	136	45		61	6,627
TOTALS	5,796			4,673	507,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,673	151.9439	167.14	781,045	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2027 Heated Area: 3863 HX Base Yr 2027



996 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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
4	0040	BARN,POLE	0	100	9	14	1.00	UT	0.00	0.00	100	2008	2008	3	100	378	
5	0083	DOCK-LAKE	0	100	0	0	360.00	UT	11.50	11.50	100	2008	2008	3	40	1,656	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	507,679
TOTAL MARKET OB/XF VALUE	13,434
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	620,113
SOH/AGL Deduction	0
ASSESSED VALUE	620,113
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	568,702
TOTAL JUST VALUE	620,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	604,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31230	MAINT/ALTR	200	07/08/2013
15342	SFR	360	04/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1571/1764	6/30/2026	WD	Q	I	01	860,000
GRANTOR: SUTTON MICHAEL						
GRANTEE: PETERSON GREGORY L						
1445/2209	8/18/2021	WD	Q	I	01	1,000,000
GRANTOR: WRIGHT RICHARD & ANN						
GRANTEE: SUTTON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S21 W16 S18 E3 S13 FGR= S30 E28 N30 W28$ E28 S7 E12 FOP= S7 E15 N10 W15 S3$ N3 E15 S3 E9 S2 E5 N2 E15 S2 E8 N4 E8 N25 W4 S3 W7 S4 W16 N4 W15N10W10 N10 W10 N10 W13 N5$ FOP= S5 E13 S10 E10 S10 E10 S10 E15 S4 E16 N3 E1 N4 W13 N4 W7 N7W9 N7 W7 N7 W7 N7 W7 N7 W15 S7$ PTR=E60 UST= N8FUS= N20 E14 S10 E12 S10 W26$E17 S8 W17$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 13,434

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 11/02/2026 BY TP Total Acres: 4.24 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS