LOT 27 WOODBOROUGH PH 1.
644-242, 685-603, 705-343, 644-2

VINCENT KELLEN/VINCENT EMILY
1032 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-227

BUILDING CHARACTERISTICS

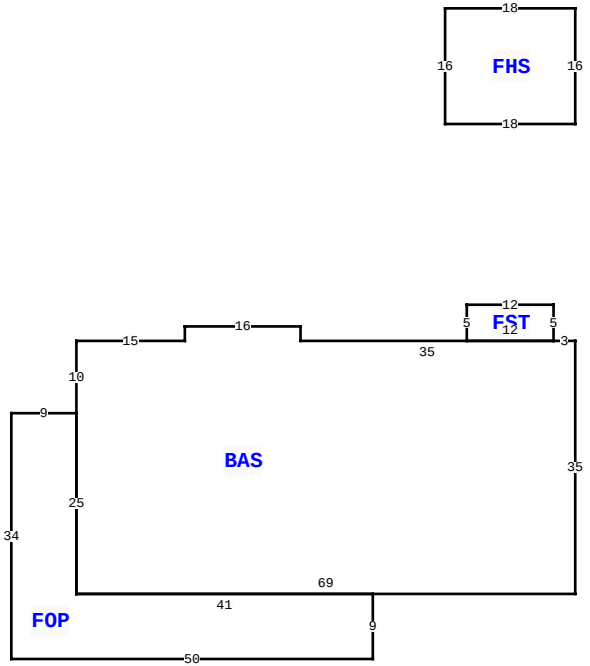
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,447	100		2,447	228,131
FHS	288	60		173	16,129
FOP	675	30		202	18,832
FST	60	55		33	3,076
TOTALS	3,470			2,855	266,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,855	111.5205	122.67	350,223	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2026 Heated Area: 2735 HX Base Yr 2026



1032 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	0083	DOCK-LAKE	0	100	0	0	240.00	UT	11.50	11.50	100	2008	2008	3	40	1,104	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		266,169
TOTAL MARKET OB/XF VALUE		1,104
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		366,273
SOH/AGL Deduction		0
ASSESSED VALUE		366,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		314,862
TOTAL JUST VALUE		366,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053440	Roof Replacement	25,000	06/24/2025
000052203	Right-of-Way Acce		01/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2454	7/01/2025	WD	Q	I	01	475,000
GRANTOR: SUTTON MICHAEL						
GRANTEE: VINCENT KELLEN						
1445/2209	8/18/2021	WD	Q	I	01	1,000,000
GRANTOR: WRIGHT RICHARD & ANN						
GRANTEE: SUTTON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 W35 N2 W16 S2 W15 S10 S25 E69 N35 $
FOP=[ORIG=-69,10] W9 S34 E50 N9 W41 N25 $
FHS=[ORIG=0,-30] N16 W18 S16 E18 $
FST=[ORIG=-3,0] N5 W12 S5 E12 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,104

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	99,000							

REVIEW DATE 09/30/2025 BY TP Total Acres: 2.76 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS