LOT 30 WOODBOROUGH PHASE 1.
653-488, 696-86, 910-1269, 910-2

BLANTON JAMES L/BLANTON SARA L
1126 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-230

BUILDING CHARACTERISTICS

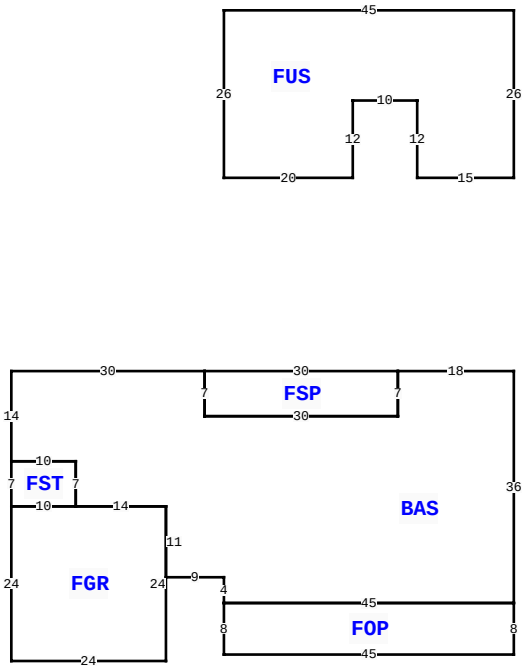
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3 100
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	09	09
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	2,132	100		2,132	259,901
FGR	576	55		317	38,644
FOP	360	30		108	13,166
FSP	210	40		84	10,240
FST	70	55		38	4,633
FUS	1,050	100		1,050	128,000
TOTALS	4,398			3,729	454,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,729	147.7640	162.54	606,112	1990	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 3182 HX Base Yr 2026



1126 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	45	20	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
2	0166	CONC,PAVMT	0	100	90	13	1,170.00	UT	1.40	1.40	100	0	0	3	100	1,638	
3	0083	DOCK-LAKE	0	100	0	0	200.00	UT	11.50	11.50	100	1993	1993	3	40	920	
4	0120	CLFENCE 4	0	100	0	0	80.00	UT	4.50	4.50	100	1993	1993	3	100	360	
5	0080	DECKING	0	100	0	0	900.00	UT	5.00	5.00	60	1993	1993	3	60	2,700	
6	0083	DOCK-LAKE	0	100	0	0	420.00	UT	11.50	11.50	40	1993	1993	3	30	1,449	
7	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2008	2008	3	100	2,750	
8	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		454,584
TOTAL MARKET OB/XF VALUE		12,877
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		566,461
SOH/AGL Deduction		100,159
ASSESSED VALUE		466,302
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		414,891
TOTAL JUST VALUE		566,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056661	Roof Replacement	25,500	09/25/2026
25437	MAINT/ALTR	0	01/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1182	10/20/2025	WD	Q	I	01	795,000
GRANTOR: WILLIAMS CHRISTOPHER						
GRANTEE: BLANTON JAMES L						
1512/2342	4/19/2024	WD	Q	I	01	675,000
GRANTOR: MIER MARTHA B REVOCAB						
GRANTEE: WILLIAMS CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W30 S7 E30 N7$S7 W30 N7 W30 S14 FST= S7 E10 N7 W10$ E10 S7 FGR= W10 S24 E24 N24 W14$ E14 S11 E9 S4 FOP= S8 E45 N8 W45$ E45 N36$ PTR=N30 FUS= N26 W45 S26E20 N12 E10 S12 E15$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 12,877

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 01/15/2026 BY TP Total Acres: 2.32 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS