LOT 31 WOODBOROUGH PHASE 1
& ALSO THE N 15 FT OF THE
FOLLOWING: BEG AT SW COR OF

CREAMER LINDA M
1152 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-231

BUILDING CHARACTERISTICS

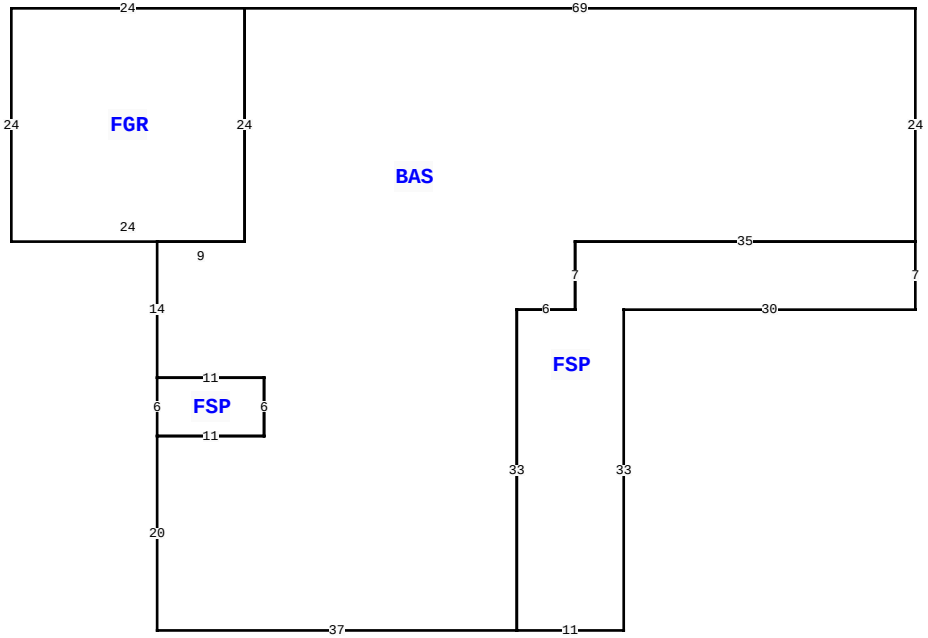
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	3,112	100		3,112	317,054
FGR	576	55		317	32,297
FSP	66	40		26	2,649
FSP	608	40		243	24,757
TOTALS	4,362			3,698	376,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,698	142.4930	156.74	579,625	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3112 HX Base Yr



1152 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	19	110	1.00	UT	0.00	0.00	100	0	0	3	100	2,900	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1992	1992	3	40	14,336	
3	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1992	1992	3	40	6,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
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	100	1993	1993	3	40	1,932	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,756
TOTAL MARKET OB/XF VALUE		29,668
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		505,424
SOH/AGL Deduction		113,541
ASSESSED VALUE		391,883
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,472
TOTAL JUST VALUE		505,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/1791	9/12/2016	WD	U	I	11	100
GRANTOR: AMY BROWN, ANGELA ANS						
GRANTEE: LINDA M CREAMER						
1320/2064	8/22/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CALVI						
GRANTEE: AMY BROWN, ANGELA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 FGR= W24 S24 E24 N24$ S24 W9 S14 FSP= S6 E11 N6 W11$ E11 S6 W11 S20 E37 FSP= E11 N33 E30 N7 W35 S7 W6S33$ N33 E6 N7 E35 N24$.

LAND DESCRIPTION

TOTAL OB/XF 29,668

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 02/20/2023 BY KS Total Acres: 2.84 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS