LOT 35 WOODBOROUGH PHASE 1.

718-884, LE 1510-1929, DC 1510-1

TERRELL MARY
1244 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

22-3S-16-02268-235

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	09	09
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

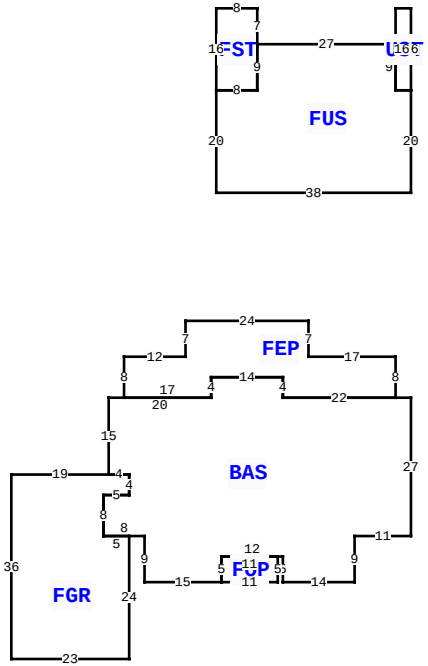
NEIGHBORHOOD/LOC 22316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100		1,950	225,212
FEP	536	80		429	49,547
FGR	788	55		433	50,009
FOP	55	30		16	1,848
FST	128	55		70	8,084
FUS	1,003	100		1,003	115,840
UST	48	45		22	2,541
TOTALS	4,508			3,923	453,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,923	156.2379	174.99	686,486	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 2953 HX Base Yr



1244 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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
2	0166	CONC,PAVMT	0	100	100	15	1,500.00	UT	1.40	1.40	100	0	0	3	100	2,100	
3	0081	DECKING WI	0	100	10	2	120.00	UT	7.50	7.50	100	2017	2017	3	100	900	
4	0083	DOCK-LAKE	0	100	4	129	516.00	UT	11.50	11.50	100	1993	1993	3	40	2,374	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	453,081
TOTAL MARKET OB/XF VALUE	9,924
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	562,005
SOH/AGL Deduction	212,229
ASSESSED VALUE	349,776
TOTAL EXEMPTION VALUE	HX HB VX SX WX 111,411
BASE TAXABLE VALUE	238,365
TOTAL JUST VALUE	562,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1929	3/15/2024	LE	U	I	14	100
GRANTOR: TERRELL MARY H						
GRANTEE: TERRELL MARY H (ENH						
0718/0884	4/27/1990	WD	Q	V		44,700
GRANTOR: WOODBOROUGH CORP						
GRANTEE: JAMES TERRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FEP= N8 W17 N7 W24 S7 W12 S8 E17 N4 E14 S4 E22$ W22 N4 W14 S4 W20 S15 FGR= W19 S36 E23 N24 W5 N8 E5 N4 W4$ E4 S4 W5 S8 E8 S9 E15 FOP= E11 N5 W11 S5$ N5 E12 S5 E14 N9 E11 N27$ PTR=N40 FUS= N20 UST= N16 W3 S16 E3$ W3 N9 W27 FST= N7 W8 S16 E8 N9$ S9W8 S20 E38$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 9,924

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: 2.10 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 06/09/2026 BY SYS