LOT 36 WOODBOROUGH PHASE 1

ORB 690-744, POA 816-2231,

LESCENSKI PAUL J/LESCENSKI SUSAN M
1268 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-236

BUILDING CHARACTERISTICS

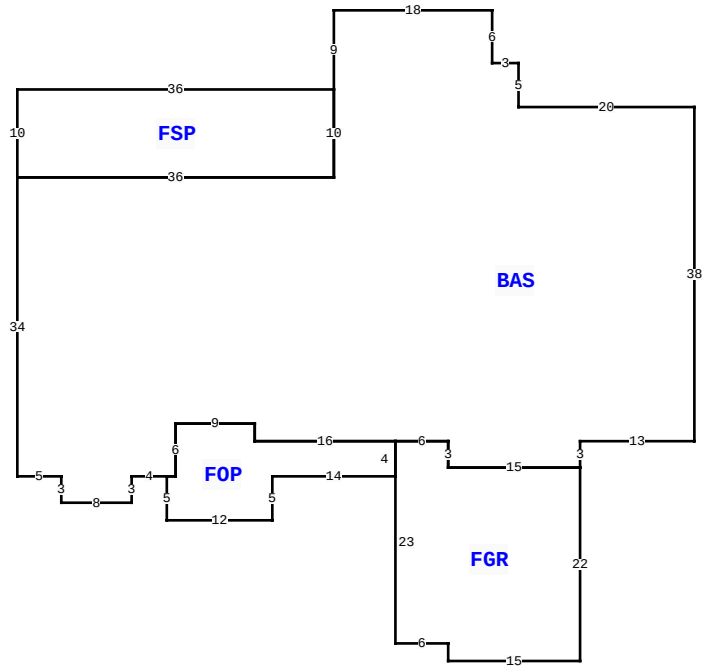
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	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	2,974	100		2,974	306,744
FGR	468	55		257	26,508
FOP	178	30		53	5,467
FSP	360	40		144	14,853
TOTALS	3,980			3,428	353,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,428	144.2584	158.68	543,955	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2974 HX Base Yr 1997



1268 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		353,571
TOTAL MARKET OB/XF VALUE		5,628
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		458,199
SOH/AGL Deduction		109,119
ASSESSED VALUE		349,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		297,669
TOTAL JUST VALUE		458,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25452	MAINT/ALTR	0	01/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/2233	1/31/1996	WD	Q	I		216,000
GRANTOR: MICHAEL H & DONNA A M						
GRANTEE: PAUL J & SUSAN M LE						
0690/0744	7/07/1989	WD	Q	V		38,500
GRANTOR: WOODBOROUGH CORP						
GRANTEE: MCRAE MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N5 W3 N6 W18 S9 FSP= W36 S10 E36 N10$ S10 W36 S34 E5 S3 E8 N3 E4 FOP= S5 E12 N5 E14 N4 W16 N2 W9 S6 W1$ E1 N6 E9 S2 E16 FGR= S23E6 S2 E15 N22 W15 N3 W6$ E6 S3E15 N3 E13 N38$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0260	PAVEMENT-A	0	100	100	12	1,200.00	UT	0.90	0.90	100	0	0	3	100	1,080	
4	0260	PAVEMENT-A	0	100	130	25	3,250.00	UT	0.63	0.63	100	0	0	3	100	2,048	

LAND DESCRIPTION

TOTAL OB/XF 5,628

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: 2.17 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS