LOT 49 WOODBOROUGH PHASE 1
ORB 688-796, 806-209, 1009-111

EDENFIELD MICHAEL S
1013 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-249

BUILDING CHARACTERISTICS

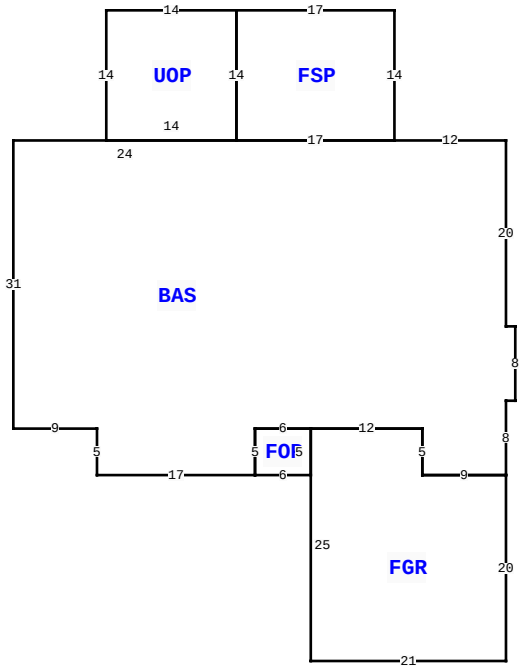
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,781	100		1,781	200,922
FGR	480	55		264	29,783
FOP	30	30		9	1,015
FSP	238	40		95	10,717
UOP	196	20		39	4,400
TOTALS	2,725			2,188	246,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	157.7862	173.56	379,749	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1781 HX Base Yr 2018



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

1013 NW SCENIC LAKE DR, LAKE CITY

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	34	24	816.00	UT	1.40	1.40	100	0	0	3	100	1,142	
3	0166	CONC,PAVMT	0	100	20	15	300.00	UT	1.40	1.40	100	0	0	3	100	420	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,837
TOTAL MARKET OB/XF VALUE		2,762
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		284,599
SOH/AGL Deduction		96,757
ASSESSED VALUE		187,842
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		131,431
TOTAL JUST VALUE		284,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045300	Remodel	5,000	08/26/2022
000043104	Roof Replacement	14,500	11/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/0111	3/05/2004	WD	Q	I		155,000
GRANTOR: WRIGHT RICHARD L & SY						
GRANTEE: EDENFIELD MICHAEL S						
0806/0209	6/01/1995	WD	Q	I		102,000
GRANTOR: STOVALL GEORGE EDWARD						
GRANTEE: WRIGHT RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N14 W17 S14 E17$ W17 UOP= N14 W14 S14 E14$ W24 S31 E9 S5 E17 FOP= E6 N5 W6 S5$ N5 E6 FGR= S25 E21N20 W9 N5 W12$ E12 S5 E9 N8 E1N8 W1 N20$.

LAND DESCRIPTION

TOTAL OB/XF 2,762

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/05/2022 BY TW Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS