

LOT 52 WOODBOROUGH PHASE 1
ORB 760-1828, 873-2062,
917-1105, WD 1050-497, WD 1255

BOONE ERIC B/BOONE MELISSA D
939 NW SCENIC LAKE DR
LAKE CITY, FL 32055

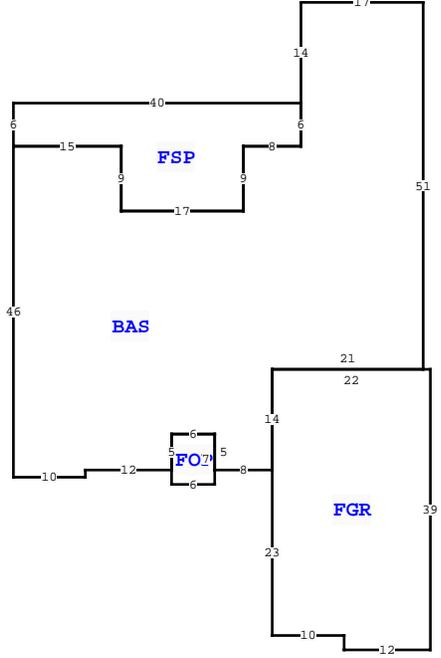
2026

22-3S-16-02268-252



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	17	MSNRY STUC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
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
BAS	2,438	100	
FGR	838	55	
FOP	42	30	
FSP	393	40	
TOTALS	3,711		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 2438						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		390,826	
TOTAL MARKET OB/XF VALUE		47,280	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		473,106	
SOH/AGL Deduction		149,999	
ASSESSED VALUE		323,107	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		271,696	
TOTAL JUST VALUE		473,106	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,623	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35409	POOL ENCL	144	06/07/2017
34918	POOL	231	02/07/2017
34833	SFR	1,300	01/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0310	11/02/2016	WD Q	Q	V	01	24,500
GRANTOR: ROBERT C & ELAINE F B						
GRANTEE: ERIC B & MELISSA D						
1255/2698	6/06/2013	WD Q	Q	V	01	25,000
GRANTOR: MICHAEL J GORDAN						
GRANTEE: ROBERT C & ELAINE F						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2017
2	0280	POOL R/CON	0	100	16	480.00	UT	70.00	70.00	100	2017
3	0282	POOL ENCL	0	100	28	1,120.00	UT	15.00	15.00	100	2017
4	0166	CONC, PAVMT	0	100	0	2,240.00	UT	2.00	2.00	100	2017
5	0120	CLFENCE 4	0	100	0	1.00	UT	1,000.00	1,000.00	100	2023
6	0169	FENCE/WOOD	0	100	0	1.00	UT	800.00	800.00	100	2023
7	9910	RV SITE/RE	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023

TOTAL OB/XF											
47,280											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	

BUILDING NOTES											
BAS= W17 S14 FSP= W40 S6 E15 S9 E17 N9 E8 N6 S6 W8 S9 W17 N9 W15 S46 E10 N1 E12 FOP= S2 E6 N7 W6 S5 N5 E6 S5 E8 FGR= S23 E10 S2 E12 N39 W22 S14 S N14 E21 N51 S.											

BUILDING DIMENSIONS											
BAS= W17 S14 FSP= W40 S6 E15 S9 E17 N9 E8 N6 S6 W8 S9 W17 N9 W15 S46 E10 N1 E12 FOP= S2 E6 N7 W6 S5 N5 E6 S5 E8 FGR= S23 E10 S2 E12 N39 W22 S14 S N14 E21 N51 S.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							