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

2027

22-3S-16-02268-252

BUILDING CHARACTERISTICS

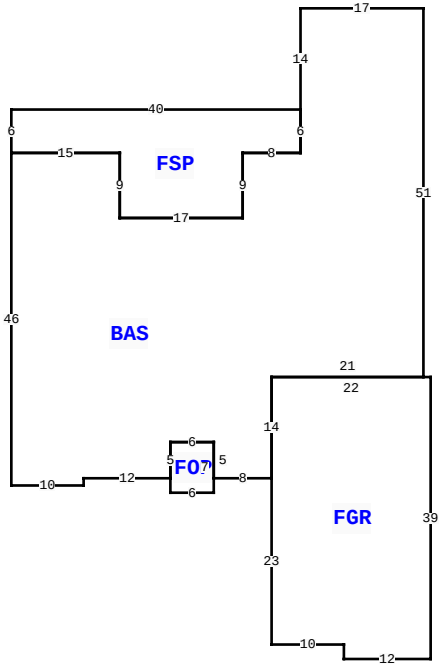
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,438	100		2,438	299,592
FGR	838	55		461	56,650
FOP	42	30		13	1,597
FSP	393	40		157	19,292
TOTALS	3,711			3,069	377,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,069	121.4246	133.57	409,926	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2438 HX Base Yr 2018



939 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2017	2017	3	84	28,224	
3	0282	POOL ENCL	0	100	28	40	1,120.00	UT	15.00	15.00	100	2017	2017	3	57	9,576	
4	0166	CONC,PAVMT	0	100	0	0	2,240.00	UT	2.00	2.00	100	2017	2017	3	100	4,480	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		377,132
TOTAL MARKET OB/XF VALUE		47,280
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		459,412
SOH/AGL Deduction		126,612
ASSESSED VALUE		332,800
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		281,389
TOTAL JUST VALUE		459,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,273

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	V	01	24,500
GRANTOR: ROBERT C & ELAINE F B						
GRANTEE: ERIC B & MELISSA D						
1255/2698	6/06/2013	WD	Q	V	01	25,000
GRANTOR: MICHAEL J GORDAN						
GRANTEE: ROBERT C & ELAINE F						

BUILDING NOTES

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$ N14 E21 N51$.

LAND DESCRIPTION

TOTAL OB/XF 47,280

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 02/20/2023 BY KS Total Acres: 0.84 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS