LOT 39 WOODBOROUGH PHASE 2

693-316, 949-450, WD 1355-82,

MOBLEY PHILIP/MOBLEY LOTONIA
1327 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

22-3S-16-02268-339

BUILDING CHARACTERISTICS

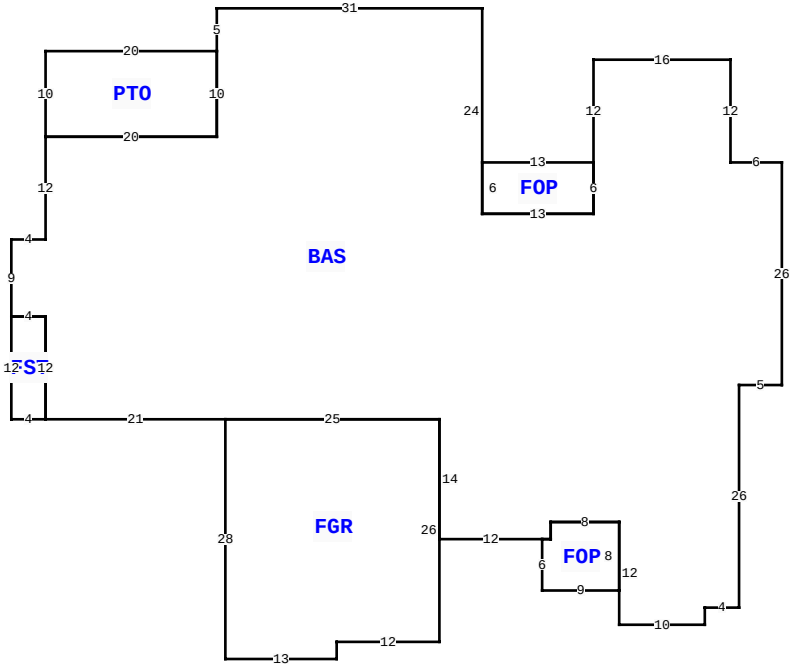
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 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	3,934	100		3,934	502,665
FGR	676	55		372	47,532
FOP	70	30		21	2,684
FOP	78	30		23	2,939
FST	48	55		26	3,322
PTO	200	5		10	1,277
TOTALS	5,006			4,386	560,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,386	147.0326	161.74	709,392	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2019 Heated Area: 3934 HX Base Yr 2019



1327 NW SCENIC LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		560,420
TOTAL MARKET OB/XF VALUE		5,624
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		601,044
SOH/AGL Deduction		229,910
ASSESSED VALUE		371,134
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,723
TOTAL JUST VALUE		601,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055576	Electrical Servic		04/30/2026
000052472	Roof Replacement	36,776	03/03/2025
21292	SFR	970	11/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0082	3/06/2018	WD	Q	I	01	340,000
GRANTOR: HUBERT DEAN & EMMA L						
GRANTEE: PHILIP & LOTONIA G						
0949/0450	3/15/2002	WD	Q	V		26,000
GRANTOR: LINDA E TOMLINSON						
GRANTEE: HUBERT DEAN MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N12 W16 S12 FOP= W13 S6 E13 N6$ S6 W13 N24 W31 S5
PTO= W20 S10 E20 N10$ S10 W20 S12 W4 S9 FST= S12 E4 N12 W4$
E4 S12 E21 FGR= S28 E13 N2 E12 N26 W25$ E25 S14 E12 FOP= S6
E9 N8 W8 S2 W1$ E1 N2 E8 S12 E10 N2 E4 N26 E5 N26 $.

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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,212.00	UT	2.00	2.00	100	2004	2004	3	100	4,424	

LAND DESCRIPTION

TOTAL OB/XF 5,624

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 05/28/2026 BY TW Total Acres: 0.96 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS