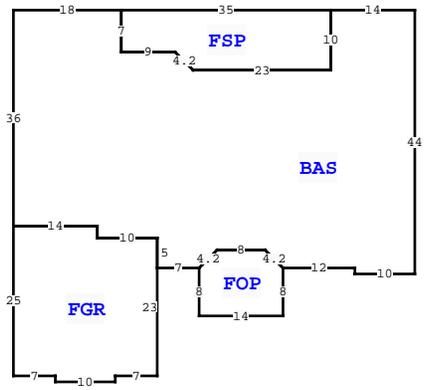
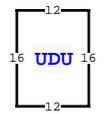


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	15	HARDTILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100 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	2,392	100		2,392	290,277
FGR	590	55		324	39,318
FOP	145	30		44	5,339
FSP	319	40		128	15,533
UDU	192	55		106	12,864
TOTALS	3,638			2,994	363,331

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%	- 2023									
				Heated Area: 2392				HX Base Yr 2023				



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

EXTRA FEATURES																	
L N	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	0166	CONC, PAVMT	0	100	0	0	610.00	UT	1.50	1.50	100	1996	1996	3	100	915	
2	0166	CONC, PAVMT	0	100	0	0	2,578.00	UT	1.50	1.50	100	1996	1996	3	100	3,867	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

1253 NW SCENIC LAKE DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		363,331		
TOTAL MARKET OB/XF VALUE		26,218		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		424,549		
SOH/AGL Deduction		16,230		
ASSESSED VALUE		408,319		
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411		
BASE TAXABLE VALUE		301,908		
TOTAL JUST VALUE		424,549		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		423,199		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052367	Roof Replacement	20,800	02/18/2025
10836	POOL	85	03/04/1996
10235	SFR	370	09/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/1906	3/08/2022	LE U	I	I	14	100
GRANTOR: HYINK IRENE						
GRANTEE: CLAEYE PASCAL ALBER						
1453/69	11/17/2021	WD Q	I	I	01	325,000
GRANTOR: REVOCABLE TRUST AGREE						
GRANTEE: HYINK IRENE						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W14 FSP= W35 S7 E9 R3 D3 E23 N10\$ S10 W23 U3 L3 W9 N7 W18 S36 FGR= S25 E7 S1 E10 N1 E7 N23 W10 N2 W14 \$ E14 S2 E10 S5 E7 FOP= S8 E14 N8 L3 U3 W8 D3 L3 \$ R3 U3 E8 D3 R3 E12 S1 E10 N44\$ PTR= N30 UDU= N16 W12 S16 E12\$ S30\$.												

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								