

LOT 1 WOODBOROUGH PHASE 3 & BEG  
1, RUN NW 34.98 FT, NE 223.33 FT  
LINE 226.05 FT TO POB & ALSO BEG

RANDALL FAMILY REVOCABLE TRUST DATED FEBRUARY 17,  
713 NW SCENIC DR  
LAKE CITY, FL 32055

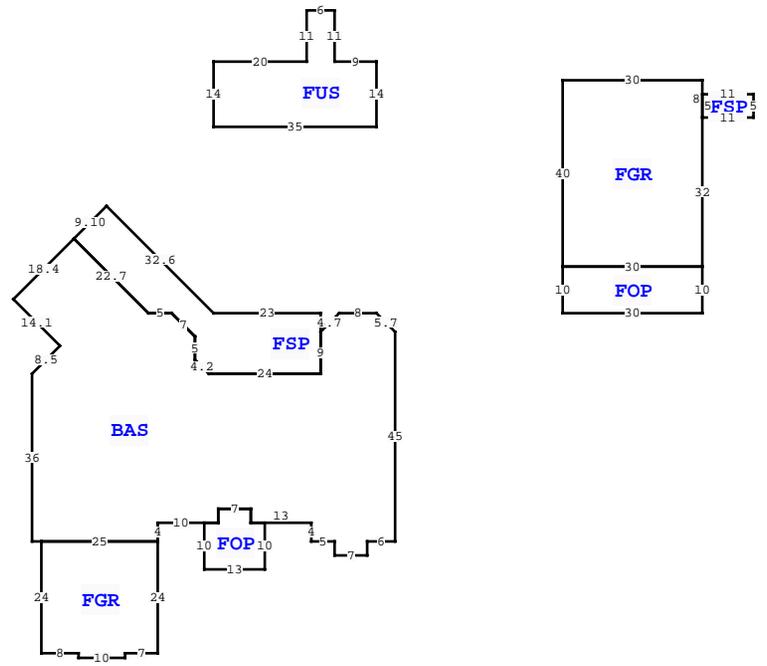
2026

22-3S-16-02268-401



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	3,527	100	
FGR	610	55	
FGR	1,200	55	
FOP	151	30	
FOP	300	30	
FSP	55	40	
FSP	632	40	
FUS	556	100	
TOTALS	7,031		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	EXCEPT SFR	100%	- 2005		880,930	2000	2000	0	0	25.00	75.00	
Heated Area: 4083 HX Base Yr 2005												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		660,698		
TOTAL MARKET OB/XF VALUE		30,940		
TOTAL LAND VALUE - MARKET		35,108		
TOTAL MARKET VALUE		726,746		
SOH/AGL Deduction		198,724		
ASSESSED VALUE		528,022		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		476,611		
TOTAL JUST VALUE		726,746		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		708,772		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042991	Roof Replacement	47,830	10/20/2021
16949	POOL ENCL	70	05/11/2000
16796	POOL	100	03/27/2000
14730	SFR	555	11/13/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/555	2/17/2026	WD	U	I	11	100

GRANTOR: RANDALL ROBERT C	
GRANTEE: RANDALL FAMILY REVO	
1054/1138	8/08/2005
GRANTOR: WOODBOROUGH CORPORATI	
GRANTEE: ROBERT & MARY JO RA	

BUILDING NOTES	
713 NW SCENIC LAKE DR, LAKE CITY	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/03/2025
LAND DATE	MLU
AG DATE	

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	0280	POOL R/CON	0	100	14	34	UT	70.00	70.00	100	2000	2000	3	40	13,328	
2	0282	POOL ENCL	0	100	34	58	UT	15.00	15.00	30	2000	2000	3	30	8,874	
3	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2000	2000	3	100	8,738	

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	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100			0.00	0.00	0.12	AC		1.00	1.00	1.00	900.00	900.00	108							