LOT 2 WOODBOROUGH PHASE 3.

802-889, 812-1553, 881-2257, WD

BRIDIER WILFORD L JR/BRIDIER SHARON LYNN
775 SCENIC LAKE DR
LAKE CITY, FL 32055

**2027**

**22-3S-16-02268-402**

## BUILDING CHARACTERISTICS

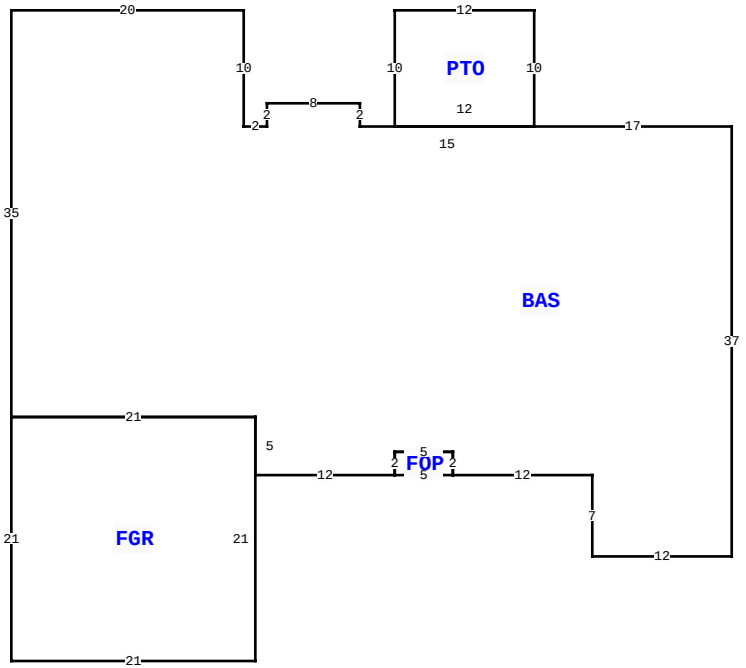
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 | 2,045 | 100 | | 2,045 | 233,463 |
| FGR | 441 | 55 | | 243 | 27,742 |
| FOP | 10 | 30 | | 3 | 342 |
| PTO | 120 | 5 | | 6 | 685 |
| TOTALS | 2,616 | | | 2,297 | 262,233 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,297 | 148.2624 | 163.09 | 374,618 | 1995 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2045 HX Base Yr 2023




775 NW SCENIC LAKE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,404.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 3,606 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 100 | 2,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2023 | 2022 | | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 262,233 |
| TOTAL MARKET OB/XF VALUE | | 8,106 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 305,339 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 305,339 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 203,928 |
| TOTAL JUST VALUE | | 305,339 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 310,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1552/405 | 10/15/2025 | LE | U | I | 14 | 100 |
| GRANTOR: BRIDIER WILFORD L JR | | | | | | |
| GRANTEE: BRIDIER WILFORD L J | | | | | | |
| 1474/2299 | 9/02/2022 | WD | Q | I | 01 | 365,000 |
| GRANTOR: THE 94 STARBOARD TRUS | | | | | | |
| GRANTEE: BRIDIER WILFORD L J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 PTO= N10 W12 S10 E12$ W15 N2 W8 S2 W2 N10 W20 S35
FGR= S21 E21 N21 W21$ E21S5 E12 FOP= E5 N2 W5 S2$ N2 E5 S2
E12 S7 E12 N37 $.

## LAND DESCRIPTION

TOTAL OB/XF 8,106

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 02/17/2023 BY KS Total Acres: 0.74 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS