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

2026

22-3S-16-02268-402

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

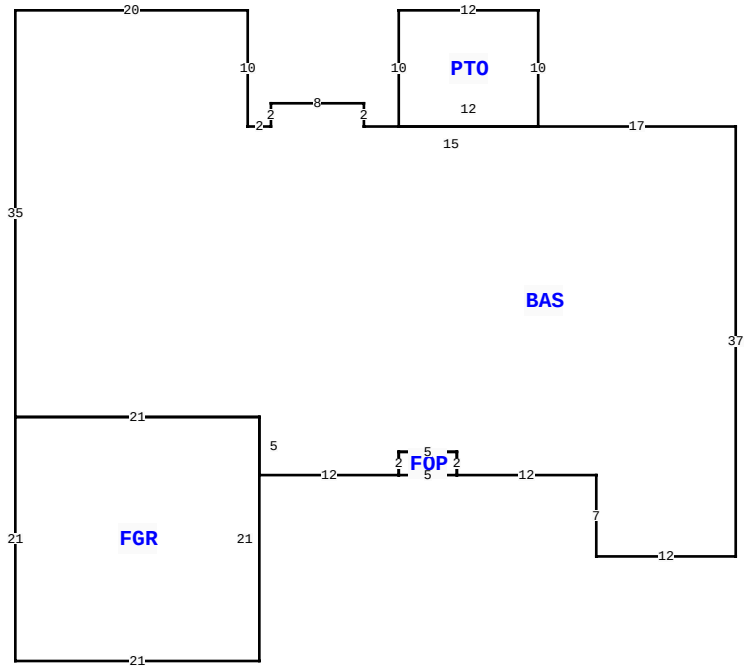
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	241,952
FGR	441	55		243	28,750
FOP	10	30		3	355
PTO	120	5		6	710
TOTALS	2,616			2,297	271,767

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	169.02	388,239	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	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		271,767
TOTAL MARKET OB/XF VALUE		8,106
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,873
SOH/AGL Deduction		13,617
ASSESSED VALUE		301,256
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		199,845
TOTAL JUST VALUE		314,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,912

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 $.

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	

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 05/13/2026 BY SYS