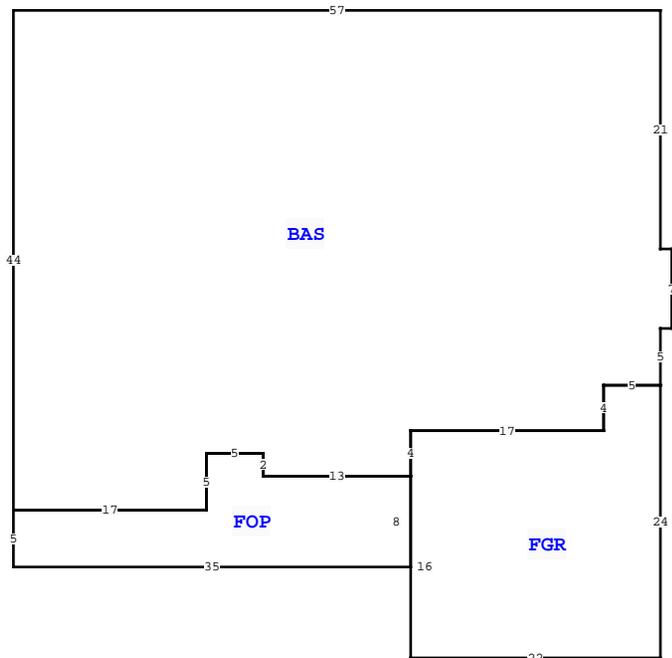


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	12	HARDWOOD 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100		2,277	231,712
FGR	460	55		253	25,746
FOP	239	30		72	7,327
TOTALS	2,976			2,602	264,785

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%	1999									
Heated Area: 2277 HX Base Yr 1999												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,785
TOTAL MARKET OB/XF VALUE		17,268
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		320,553
SOH/AGL Deduction		97,896
ASSESSED VALUE		222,657
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,246
TOTAL JUST VALUE		320,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28121	POOL ENCL	110	10/06/2009
13033	SFR	340	09/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/0673	5/30/1997	WD	Q	V		18,900
GRANTOR: READOUT						
GRANTEE: CARROLL						
0805/0948	5/11/1995	WD	Q	V		22,500
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: STEVEN READOUT						

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	2,572.00	UT	1.50	1.50	100	1998	1998	3	100	3,858	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0282	POOL ENCL	0	100	37	55	2,035.00	UT	15.00	15.00	100	2009	2009	3	40	12,210	

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

523 NW SCENIC LAKE DR, LAKE CITY

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W57 S44 FOP= S5 E35 N8 W13 N2 W5 S5 W17\$ E17 N5 E5 S2E13	
FGR= S16 E22 N24 W5 S4 W17 S4\$ N4 E17 N4 E5 N5 E1 N7 W1 N21\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 17,268																								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							