LOT 1 WOODBOROUGH S/D PHASE 8. BESSONOFF PETER/BESSONOFF VLADIMIR

611-213, 918-1504, WD 992-719, W ,

2027

23-3S-16-02268-601

BUILDING CHARACTERISTICS

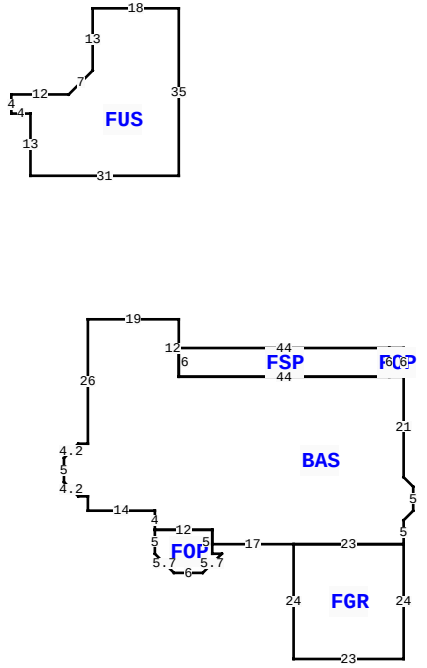
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100		2,464	328,461
FGR	552	55		304	40,525
FOP	18	30		5	667
FOP	100	30		30	3,999
FSP	264	40		106	14,130
FUS	880	100		880	117,308
TOTALS	4,278			3,789	505,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,789	159.4538	175.40	664,591	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 0% - 2022 Heated Area: 3344 HX Base Yr



225 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	0	0	0	2,430.00	UT	2.00	2.00	100	2001	2001	3	100	4,860	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
3	0280	POOL R/CON	0	0	0	0	428.00	UT	70.00	70.00	100	2003	2003	3	40	11,984	
4	0282	POOL ENCL	0	0	32	45	1,440.00	UT	15.00	15.00	100	2003	2003	3	40	8,640	
5	0120	CLFENCE 4	0	0	0	0	580.00	UT	6.50	6.50	100	2009	2009	3	100	3,770	
6	0060	CARPORT F	0	0	18	40	720.00	UT	4.50	4.50	50	2009	2009	3	50	1,620	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	505,089
TOTAL MARKET OB/XF VALUE	33,474
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	577,063
SOH/AGL Deduction	0
ASSESSED VALUE	577,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,063
TOTAL JUST VALUE	577,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	586,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055960	Remodel	100,000	06/24/2026
000055485	Remodel	20,000	04/14/2026
000055385	Remodel	34,682	03/30/2026
000050232	Roof Replacement	20,910	06/27/2024
000025489	Remodel	0	02/05/2007
25489	POOL ENCL	0	02/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1147	7/01/2021	WD	Q	I	01	530,000
GRANTOR: EICHMAN BRUCE W & PAT						
GRANTEE: BESSONOFF PETER						
1062/0970	10/18/2005	WD	Q	I		434,000
GRANTOR: GUILMETTE						
GRANTEE: BRUCE AND PATSY EIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S26 W2 L3 D3 S5 D3 R3 E2 S3 E14 S4 FOP= S5 D4 R4 E6 R4 U4 W2 N5 W12$ E12 S3 E17 FGR= S24 E23 N24 W23$ E23 N5 R2 U2 N5 U2 L2 N21 FOP= N6 W3 S6 E3$ W3 FSP= N6 W44 S6 E44$ W44 N12$ PTR= N30 FUS= N35 W18 S13 D5 L5 W12 S4 E4 S13 E31$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 33,474

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 08/28/2024 BY JS Total Acres: 1.21 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS