LOT 3 WOODBOROUGH S/D PHASE 8.
ORB 843-2202.

HENTZELMAN STEVE L/HENTZELMAN STEVE L
289 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

23-3S-16-02268-603

BUILDING CHARACTERISTICS

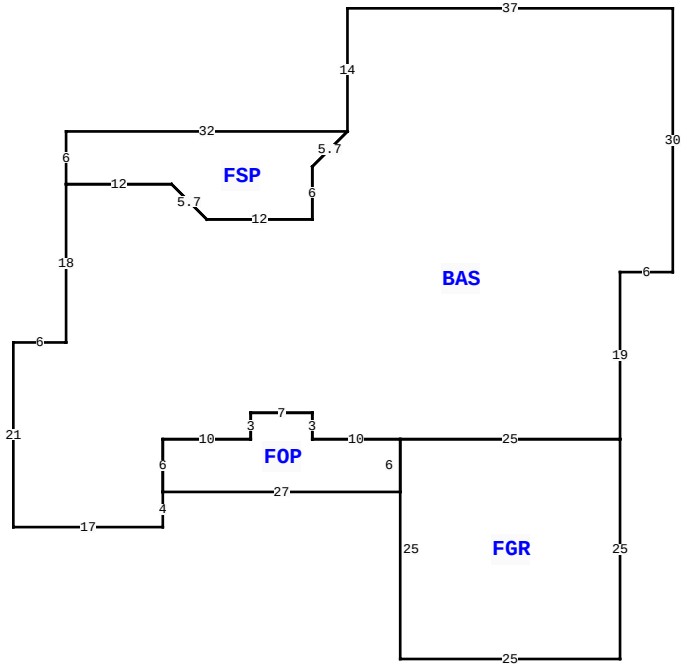
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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		23316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,802	100		2,802	399,540
FGR	625	55		344	49,051
FOP	183	30		55	7,842
FSP	232	40		93	13,261
TOTALS	3,842			3,294	469,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,294	170.5600	187.62	618,020	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2802 HX Base Yr 2002



289 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	2,060.00	UT	1.50	1.50	100	2001	2001	3	100	3,090	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	100	2001	2001	3	100	1,260	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		469,695
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		512,595
SOH/AGL Deduction		176,070
ASSESSED VALUE		336,525
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,114
TOTAL JUST VALUE		512,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17597	SFR	500	10/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0843/2202	8/12/1997	WD	Q	V		20,000

GRANTOR: WOODBOROUGH CORP & RO

GRANTEE: HENTZELMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S14 FSP= W32 S6 E12 D4 R4 E12 N6 R4 U4 $ D4 L4 S6 W12 L4 U4 W12 S18 W6 S21 E17 N4 FOP= E27 N6 W10 N3 W7 S3 W10 S6$ N6 E10 N3 E7 S3 E10 FGR= S25 E25 N25 W25$ E25 N19 E6 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,400

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		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 05/15/2023 BY JB Total Acres: 1.24 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS