LOT 1 JOHNS PLACE AT WOODBOROUGH
WD 979-2642,2644, WD 1467-2589,

KUNIS SCOTT C/KUNIS JENNIFER L
268 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

23-3S-16-02270-011

BUILDING CHARACTERISTICS

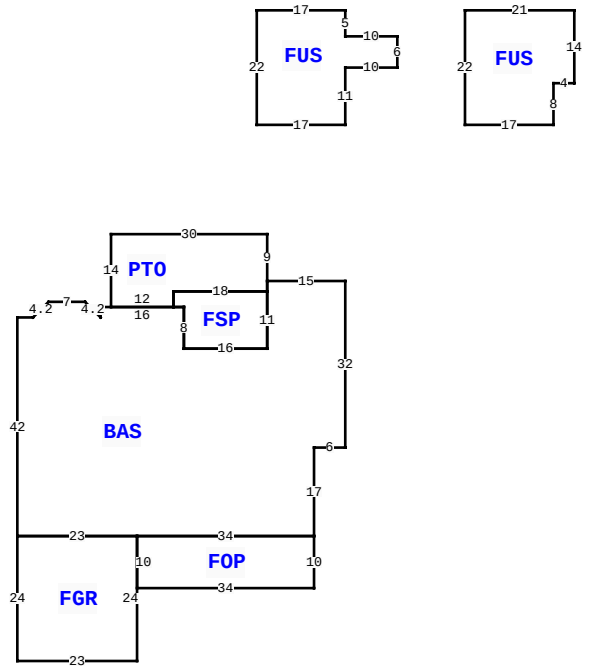
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,615	100		2,615	325,719
FGR	552	55		304	37,866
FOP	340	30		102	12,705
FSP	182	40		73	9,092
FUS	430	100		430	53,560
FUS	434	100		434	54,058
PTO	366	5		18	2,242
TOTALS	4,919			3,976	495,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,976	145.1750	159.69	634,927	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2023 Heated Area: 3479 HX Base Yr 2023



268 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,240.00	UT	2.00	2.00	100	2003	2003	3	100	6,480	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		495,243
TOTAL MARKET OB/XF VALUE		9,980
TOTAL LAND VALUE - MARKET		61,250
TOTAL MARKET VALUE		566,473
SOH/AGL Deduction		0
ASSESSED VALUE		566,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		515,062
TOTAL JUST VALUE		566,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25455	REMODEL	0	01/24/2007
20620	SFR	449	04/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2589	5/26/2022	WD	Q	I	01	566,000
GRANTOR: GURNEY JAN						
GRANTEE: KUNIS SCOTT C						
979/2644	3/31/2003	WD	Q	V	03	35,500
GRANTOR: WILLIAM ROWAN						
GRANTEE: GURNEY JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S2 S11 W16 N8 W16 S2 U3L3 W7 D3L3 W3 S42 E23 E34 N17 E6 N32 $
FGR=[ORIG=-63,49] S24 E23 N24 W23 $
FUS=[ORIG=0,-30] N11 E10 N6 W10 N5 W17 S22 E17 $
FUS=[ORIG=40,-30] N8 E4 N14 W21 S22 E17 $
PTO=[ORIG=-15,0] N9 W30 S14 E12 N3 E18 N2 $
FOP=[ORIG=-40,49] S10 E34 N10 W34 $
FSP=[ORIG=-15,2] W18 S3 E2 S8 E16 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,980

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.75	35,000.00	61,250.00	61,250							

REVIEW DATE 05/15/2023 BY JB Total Acres: 2.19 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 11/17/2026 BY SYS