LOT 2 JOHNS PLACE AT WOODBOROUGH
980-2539-2541, LE 1576-1369

PATEL MINESH
214 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

23-3S-16-02270-012

BUILDING CHARACTERISTICS

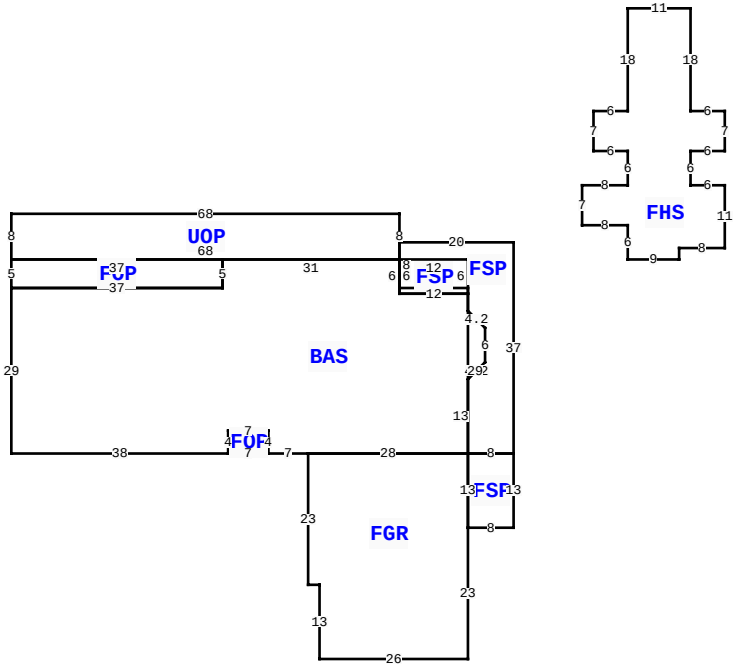
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 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	07	07
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	2,462	100		2,462	278,657
FGR	982	55		540	61,119
FHS	686	60		412	46,631
FOP	28	30		8	905
FOP	185	30		56	6,338
FSP	72	40		29	3,282
FSP	104	40		42	4,753
FSP	392	40		157	17,769
UOP	544	20		109	12,337
TOTALS	5,455			3,815	431,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,815	130.2436	143.27	546,575	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2006 Heated Area: 3148 HX Base Yr 2006



214 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	3,256.00	UT	2.50	2.50	100	2009	2009	3	100	8,140	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		431,794
TOTAL MARKET OB/XF VALUE		8,140
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		492,434
SOH/AGL Deduction		136,825
ASSESSED VALUE		355,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,198
TOTAL JUST VALUE		492,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047248	Roof Replacement	26,150	05/16/2023
217000	SFR	794	04/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1369	8/28/2026	LE	U	I	14	100
GRANTOR: PATEL MINESH (ENH LIF						
GRANTEE: PATEL ALKA C (RMDR)						
0980/2541	4/11/2003	WD	Q	V	03	20,000
GRANTOR: WILLIAM ROWAN						
GRANTEE: PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FOP= W37 S5 E37 N5$ S5 W37 S29 E38 FOP= E7 N4 W7 S4$ N4 E7 S4 E7 FGR= S23 E2 S13 E26 N23 FSP= E8 N13 W8 S13$ N13 W28$ E28 FSP= E8 N37 W20 S8 E12 S29$ N13 U3 R3 N6 L3 U3 N3 FSP= N6 W12 S6 E12$ W12 N6 $ UOP= N8 W68 S8 E68$ PTR= E40 FHS= E9 N2 E8 N11 W6 N6 E6 N7 W6 N18 W11 S18 W6 S7 E6 S6 W8 S7 E8 S6$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 8,140

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	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 07/27/2023 BY jerry Total Acres: 2.19 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS