BEG AT THE NW COR OF NE1/4 OF TH
ALONG SEC LINE 406 FT, S 536.60
TO W LINE OF NE1/4 OF NE1/4 THEN

WILLIS KAYLA MICHELLE
438 NW NEWTON CT
LAKE CITY, FL 32055

2026

27-2S-16-01754-004

BUILDING CHARACTERISTICS

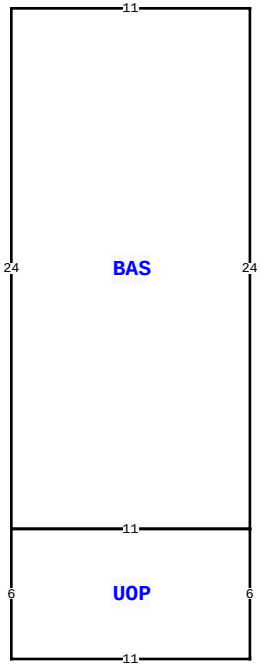
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	7,059
UOP	66	20		13	348
TOTALS	330			277	7,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	277	55.6500	34.50	9,556	2016	2016	0	0	0	22.50	77.50

1 STRG/CONV 0% - 2024 Heated Area: 264 HX Base Yr



525 NW SCARBOROUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	7,406
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	52,406
SOH/AGL Deduction	5,497
ASSESSED VALUE	46,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,909
TOTAL JUST VALUE	52,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2510	11/14/2023	QC	U	I	11	100
GRANTOR: LINDSEY RICHARD EDWIN						
GRANTEE: WILLIS KAYLA MICHEL						
1263/0509	10/10/2013	WD	U	V	11	100
GRANTOR: JOHN W & FRANKIE M SC						
GRANTEE: RICHARD EDWIN LINDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=46,10] E11 S24 W11 N24 $
UOP=[ORIG=46,34] E11 S6 W11 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/23/2026 BY SYS