COMM SW COR OF NE1/4, RUN E
420 FT FOR POB, RUN N 519 FT,
E 210 FT, S 519 FT, W 210 FT

CHAPMAN GAIL
295 NW SCARBOROUGH LN
LAKE CITY, FL 32055

2026

27-2S-16-01755-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

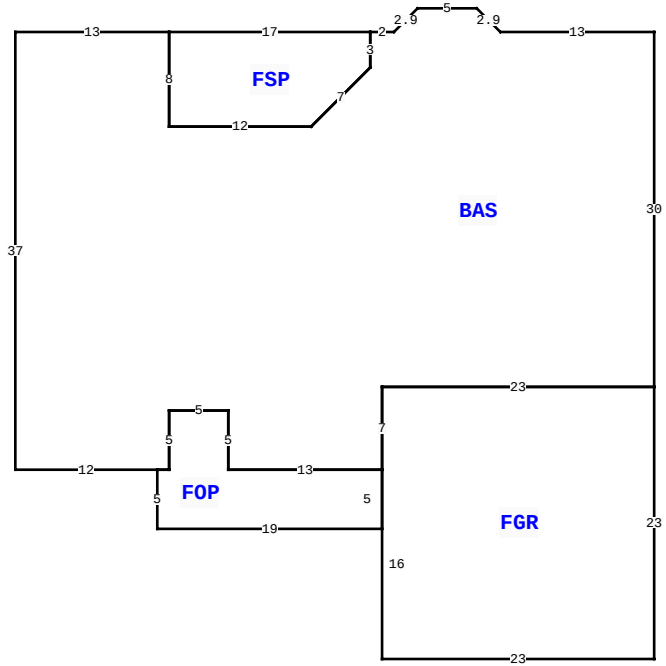
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100		1,703	171,429
FGR	529	55		291	29,293
FOP	120	30		36	3,624
FSP	124	40		50	5,034
TOTALS	2,476			2,080	209,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,080	122.6400	139.81	290,805	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 1703 HX Base Yr 1998



295 NW SCARBOROUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,380
TOTAL MARKET OB/XF VALUE		1,887
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		236,267
SOH/AGL Deduction		79,323
ASSESSED VALUE		156,944
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		55,533
TOTAL JUST VALUE		236,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30542	MAINT/ALTR	45	10/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U2 L2 W5 L2 D2 W2 FSP= W17 S8 E12 R5 U5 N3$ S3 D5 L5 W12 N8 W13 S37 E12 FOP= S5 E19 N5 W13 N5 W5 S5 W1$ E1 N5 E5 S5 E13 FGR= S16 E23 N23 W23 S7$N7 E23 N30$.

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	0130	CLFENCE 5	0	100	0	0	310.00	UT	3.00	3.00	100	1997	1997	3	100	930	
2	0166	CONC,PAVMT	0	100	0	0	638.00	UT	1.50	1.50	100	1997	1997	3	100	957	

LAND DESCRIPTION

TOTAL OB/XF 1,887

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	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/12/2026 BY SYS