COMM NW COR OF NW1/4 OF SE1/4, R
FOR POB, CONT E 30 FT, S 1042.55
459.96 FT, E 196.90 FT, N 642.55

SPURLOCK PETE M/TAYLOR MELISSA M
216 SCARBOROUGH LN
LAKE CITY, FL 32055

2027

27-2S-16-01768-005

BUILDING CHARACTERISTICS

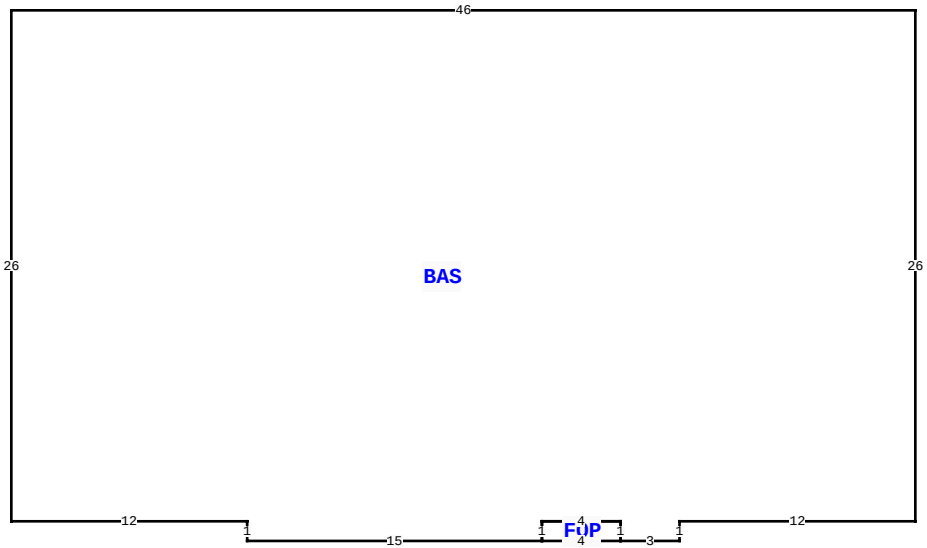
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,214	100		1,214	100,934
FOP	4	30		1	83
TOTALS	1,218			1,215	101,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,215	116.2800	127.91	155,411	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1214 HX Base Yr 2005



216 NW SCARBOROUGH LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,017
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		16,500
TOTAL MARKET VALUE		118,517
SOH/AGL Deduction		44,804
ASSESSED VALUE		73,713
TOTAL EXEMPTION VALUE	HX HB	48,713
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/1398	4/27/2004	WD	Q	I	01	66,000
GRANTOR: BANK OF NEW YORK						
GRANTEE: SPURLOCK & TAYLOR						
1009/2636	3/03/2004	CT	Q	I	01	46,000
GRANTOR: CLERK OF COURT (MCCUL						
GRANTEE: BANK OF NEW YORK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S26 E12 S1 E15 FOP= E4 N1 W4 S1$ N1 E4 S1 E3N1 E12 N26$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	1.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,500							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 1.50 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/17/2026 BY SYS