

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

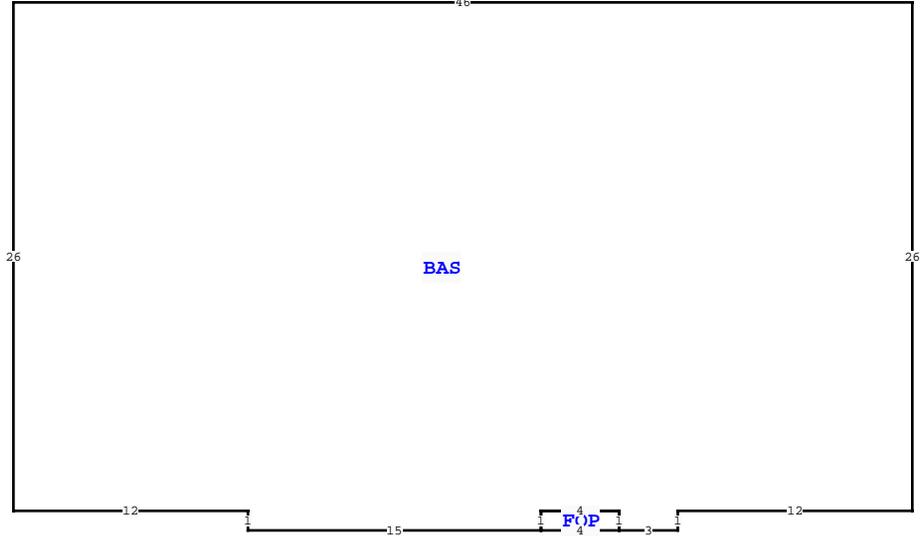
2026

27-2S-16-01768-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,214	100	
FOP	4	30	
TOTALS	1,218		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005		158,229	1989	1989	0	0	35.00	65.00
			Heated Area: 1214				HX Base Yr 2005				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			102,849
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			16,500
TOTAL MARKET VALUE			120,349
SOH/AGL Deduction			48,783
ASSESSED VALUE			71,566
TOTAL EXEMPTION VALUE	HX HB	46,566	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			120,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,599

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						

EXTRA FEATURES																
L N	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	UT	0.00	0.00	100	0	0	3	100	350	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES						
216 NW SCARBOROUGH LN, LAKE CITY						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/08/2026 MLU						

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