BEG NW COR OF NW1/4 OF SE1/4, RU
S 642.55 FT, W 226.90 FT TO NE'L
RR, RUN NW ALONG R/W TO W LINE O

MCINNIS BRET R/MCINNIS APRIL V
138 NW SCARBOROUGH LN
LAKE CITY, FL 32055

2027

27-2S-16-01768-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

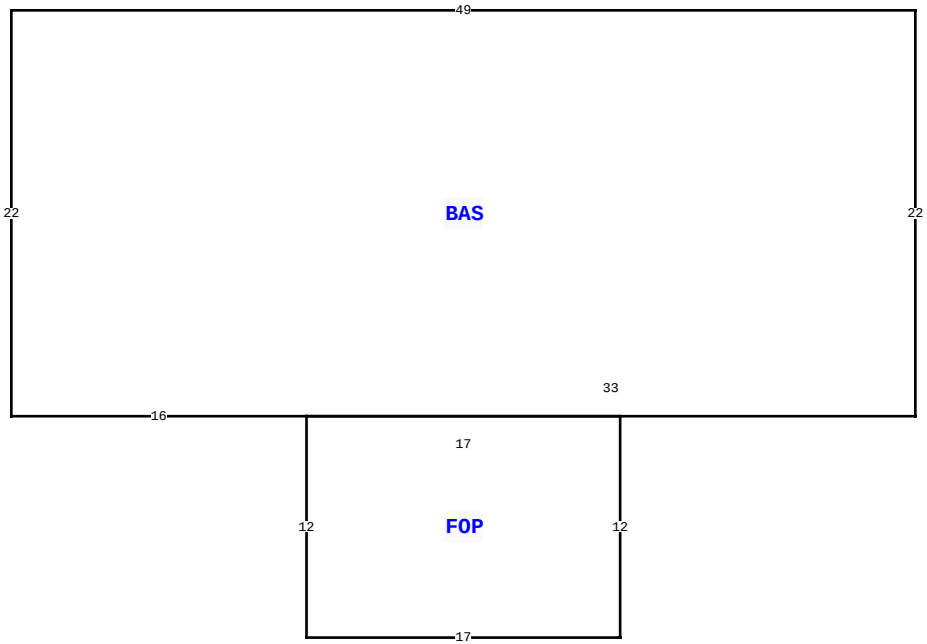
NEIGHBORHOOD/LOC 27216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100		1,078	92,381
FOP	204	30		61	5,227
TOTALS	1,282			1,139	97,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,139	119.8500	131.84	150,166	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1078 HX Base Yr 2026



138 NW SCARBOROUGH LN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/11/2026 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	97,608
TOTAL MARKET OB/XF VALUE	15,297
TOTAL LAND VALUE - MARKET	45,270
TOTAL MARKET VALUE	158,175
SOH/AGL Deduction	0
ASSESSED VALUE	158,175
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	106,764
TOTAL JUST VALUE	158,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045267	Electrical Servic	0	08/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2768	4/07/2022	WD	Q	I	01	165,000
GRANTOR: WESTBROOK JASON T						
GRANTEE: MCINNIS BRET R						
1260/1376	8/23/2013	WD	U	I	12	45,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JASON T WESTBROOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S22 E16 FOP= S12 E17 N12 W17$ E33 N22$.

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	0294	SHED WOOD/	0	100	28	25	700.00	UT	7.50	7.50	25	0	0	3	25	1,313	
2	0294	SHED WOOD/	0	100	7	7	49.00	UT	7.50	7.50	50	1993	1993	3	50	184	
3	0252	LEAN-TO W/	0	100	10	25	250.00	UT	2.00	2.00	50	1993	1993	3	50	250	
4	0060	CARPORT F	0	100	19	20	360.00	UT	5.00	5.00	50	1993	1993	3	50	900	
5	0252	LEAN-TO W/	0	100	10	25	250.00	UT	2.00	2.00	50	1993	1993	3	50	250	
6	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	50	2008	2008	3	50	900	
7	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2022	2021		100	9,000	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 15,297

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	5.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,270							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 5.03 Total Land Value: 45,270 Market: 0 Agricultural: 0 Common: 45,270 PRINTED 11/17/2026 BY SYS