LOT 2 COUNTRY DALE ESTATES.

715-551, WD 1530-2053,

MODESITT JACOB KYLE
138 NW SCOTT GLN
LAKE CITY, FL 32055

2027

28-3S-16-02374-052

BUILDING CHARACTERISTICS

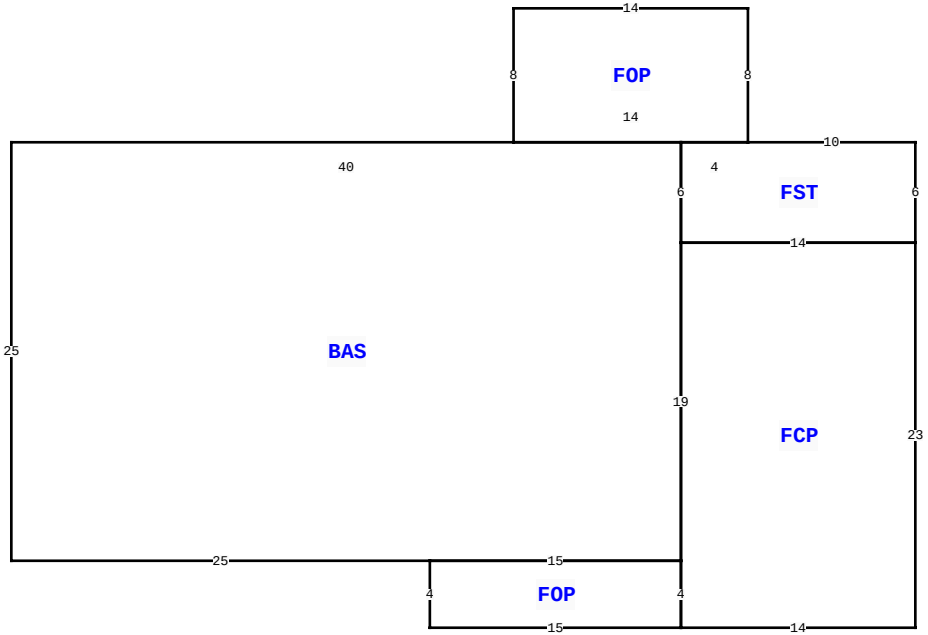
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	28316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	83,941
FCP	322	25		80	6,715
FOP	60	30		18	1,511
FOP	112	30		34	2,854
FST	84	55		46	3,861
TOTALS	1,578			1,178	98,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,178	117.4020	129.14	152,127	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1000 HX Base Yr 2026



138 NW SCOTT GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0031	BARN,MT AE	0	100	24	32	768.00	UT	11.00	11.00	100	2017	2017	3	100	8,448	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,883
TOTAL MARKET OB/XF VALUE		10,748
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		132,131
SOH/AGL Deduction		40,492
ASSESSED VALUE		91,639
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,228
TOTAL JUST VALUE		132,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052325	Electrical Servic	0	02/13/2025
000042598	Roof Replacement	10,731	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2053	1/03/2025	WD	Q	I	01	145,000
GRANTOR: WITT ARTHUR P						
GRANTEE: MODESITT JACOB KYLE						
0715/0551	4/06/1990	WD	Q	I		44,500
GRANTOR: BOWMAN JAMES L						
GRANTEE: WITT-BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 E25 FOP= S4 E15N4 W15$ E15 FCP= S4 E14 N23 W14 S 19$ N19 FST= E14 N6 W10 FOP= N8 W14 S8 E14$ W4 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 10,748

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		RSF-1	120.00	186.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/16/2025 BY TW Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS