LOT 15 COUNTRY DALE ESTATES.

891-639, WD 1300-2307, WD 1446-1

POOLE MELANIE K
253 NW SCOTT GLN
LAKE CITY, FL 32055

2027

28-3S-16-02374-065

BUILDING CHARACTERISTICS

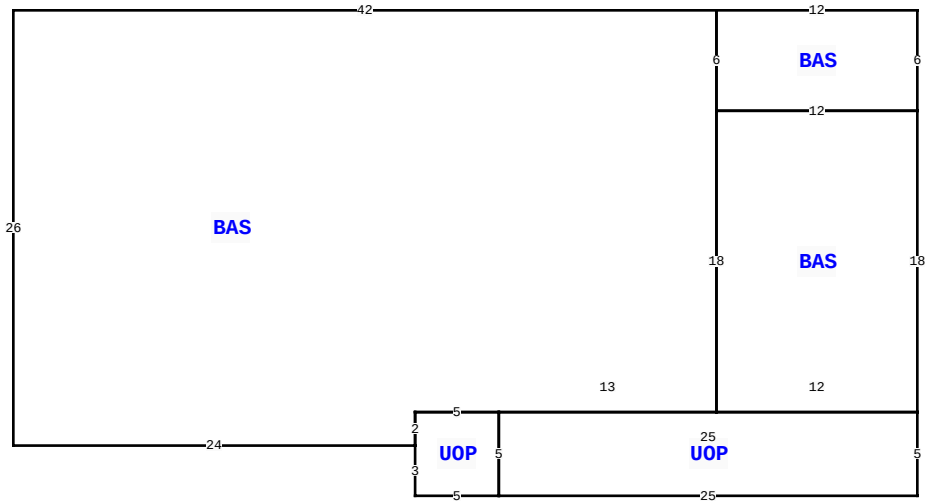
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	28316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	7,346
BAS	216	100		216	22,038
BAS	1,056	100		1,056	107,739
UOP	25	20		5	510
UOP	125	20		25	2,551
TOTALS	1,494			1,374	140,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,374	106.0000	116.60	160,208	1985	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2022 Heated Area: 1344 HX Base Yr 2022



253 NW SCOTT GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		140,182
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		166,882
SOH/AGL Deduction		29,440
ASSESSED VALUE		137,442
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,031
TOTAL JUST VALUE		166,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1118	8/27/2021	WD	Q	I	01	185,000
GRANTOR: MCKLEMURRY PAUL						
GRANTEE: POOLE MELANIE K						
1300/2307	9/10/2015	WD	Q	I	01	88,000
GRANTOR: RICHARD M III & MELIS						
GRANTEE: PAUL & ELIZABETH MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E24 UOP= S3 E5 N5 W5 S2$ N2 E5 UOP= S5 E25 N5 W25$ E13 BAS= E12 N18W12 S18$ N18 BAS= E12 N6 W12 S6$ N6$.

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	750	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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-	1105.00	277.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 11/23/2021 BY CP Total Acres: 0.67 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS