COMM SW COR OF NW1/4 OF SE1/4
RUN N 212.20 FT, E 226.30 FT
TO INTERS OF BROOKSIDE AVE &

DRAWDY JENNY SCAFF/DRAWDY J BRUCE
317 NW STREAMSIDE CT
LAKE CITY, FL 32055-7259

2027

35-3S-16-02574-001

BUILDING CHARACTERISTICS

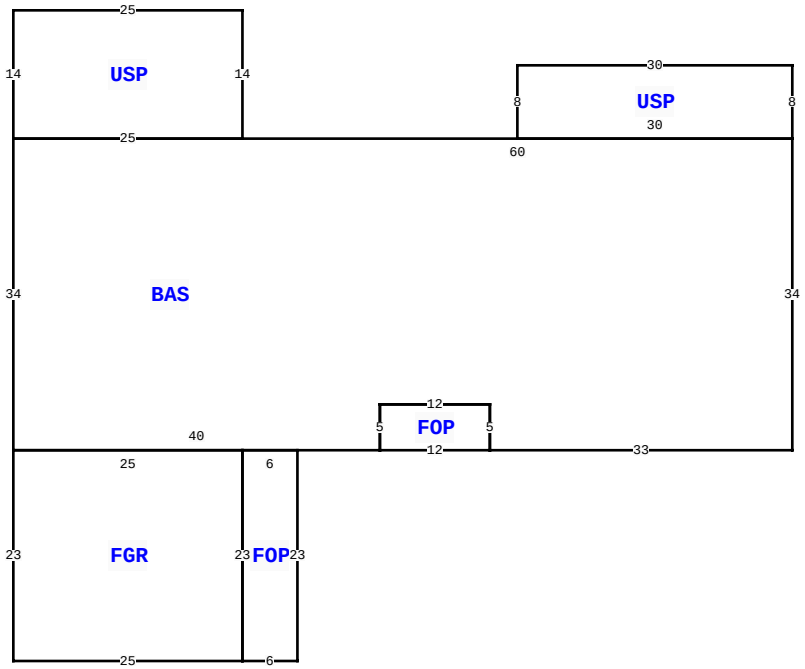
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100		2,830	241,803
FGR	575	55		316	27,000
FOP	60	30		18	1,538
FOP	138	30		41	3,503
USP	240	35		84	7,177
USP	350	35		122	10,424
TOTALS	4,193			3,411	291,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,411	119.5040	131.45	448,376	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2830 HX Base Yr 2019



317 NW STREAMSIDE CT, LAKE CITY

BLD DATE		LGL DATE	
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	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1974	1974	3	40	14,336	
4	0282	POOL ENCL	0	100	60	50	1,900.00	UT	15.00	15.00	100	1993	1993	3	40	11,400	
5	0260	PAVEMENT-A	0	100	9	270	2,430.00	UT	1.10	1.10	65	1993	1993	3	65	1,737	
6	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	
7	0020	BARN,FR	0	100	30	60	1,800.00	UT	12.00	12.00	100	2009	2009	3	100	21,600	
8	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		291,444
TOTAL MARKET OB/XF VALUE		55,773
TOTAL LAND VALUE - MARKET		98,302
TOTAL MARKET VALUE		445,519
SOH/AGL Deduction		72,626
ASSESSED VALUE		372,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		321,482
TOTAL JUST VALUE		445,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045840	Roof Replacement	41,854	11/02/2022
000045809	Roof Replacement	16,985	10/31/2022
41382	CARPORT ADDITION		02/23/2021
40878	REMODEL	0	11/11/2020
33341	MAINT/ALTR	275	09/04/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0142	2/16/2018	WD	U	I	11	100
GRANTOR: JENNY S DRAWDY						
GRANTEE: J BRUCE DRAWDY & JE						
1355/0113	2/16/2018	PB	U	I	18	100
GRANTOR: GARY SCAFF, DAVID GOO						
GRANTEE: SHARI BOYETTE & ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S34 FGR= S23 E25 FOP= E6 N23 W6 S23$ N23W25$ E40 FOP= E12 N5 W12 S5$ N5 E12 S5 E33 N34 USP= N8 W30 S8 E30$ W60 USP= N14 W25 S14 E25$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 55,773

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			0.00	0.00	1.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	22,750							
2	0000	C	VAC RES	100			0.00	0.00	1.20	AC		1.00	1.00	1.00	13,000.00	13,000.00	15,600							
3	0000	C	VAC RES	100			0.00	0.00	2.63	AC		1.00	1.00	1.00	13,000.00	13,000.00	34,190							
4	0133	C	SFR LAKE	100		RSF-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	17,000.00	17,000.00	25,500							
5	9520	C	LAKE	0			0.00	0.00	10.48	AC		1.00	1.00	1.00	25.00	25.00	262							

REVIEW DATE 12/13/2022 BY JS Total Acres: 17.56 Total Land Value: 98,302 Market: 0 Agricultural: 0 Common: 98,302 PRINTED 11/17/2026 BY SYS