LOT 24 WOODBOROUGH PHASE 1.
ORB 646-806, (WD 801-1936; LIFE

CHADWICK JAMES A/CHADWICK KRISTINE A
942 NW SCENIC LAKE DR
LAKE CITY, FL 32055-5596

2025

22-3S-16-02268-224

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

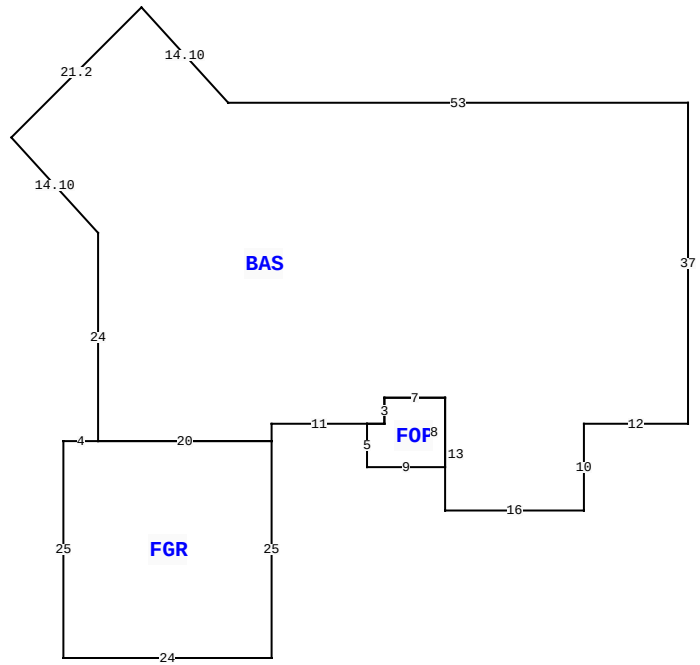
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,898	100	2,898	296,250
FGR	600	55	330	33,734
FOP	66	30	20	2,045
TOTALS	3,564		3,248	332,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,248	137.1192	143.98	467,647	1994	1994	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2898 HX Base Yr 2019



942 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,029
TOTAL MARKET OB/XF VALUE		30,107
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		461,136
SOH/AGL Deduction		84,165
ASSESSED VALUE		376,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		326,249
TOTAL JUST VALUE		461,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10642	POOL	185	01/11/1996
8152	SFR	81,000	03/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/0942	9/28/2016	WD	Q	I	01	340,000
GRANTOR: E F JR & JUNE C MONTG						
GRANTEE: JAMES A & KRISTINE						
0801/1936	1/01/1995	WD	Q	I	03	0
GRANTOR: JOSEPH & REBEKAH MONT						
GRANTEE: E F JR & JUNE C MON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 U11 L10 L15 D15 D11 R10 S24 FGR= W4 S25 E24 N25 W20$ E20 N2 E11 FOP= S5 E9 N8 W7 S3W2$ E2 N3 E7 S13E16 N10 E12 N37$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	516	
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	0166	CONC,PAVMT	0	100	14	100	1,400.00	UT	1.50	1.50	100	0	0	3	100	2,100	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
5	0166	CONC,PAVMT	0	100	0	0	1,247.00	UT	1.50	1.50	100	1996	1996	3	100	1,871	
6	0282	POOL ENCL	0	100	25	50	1,250.00	UT	15.00	15.00	100	1994	1994	3	40	7,500	
7	0083	DOCK-LAKE	0	100	0	0	330.00	UT	11.50	11.50	100	2014	2014	3	47	1,784	

LAND DESCRIPTION

TOTAL OB/XF 30,107

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	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	99,000							

REVIEW DATE 02/20/2023 BY KS Total Acres: 3.18 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 01/22/2025 BY SYS