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

2022

27-2S-16-01768-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

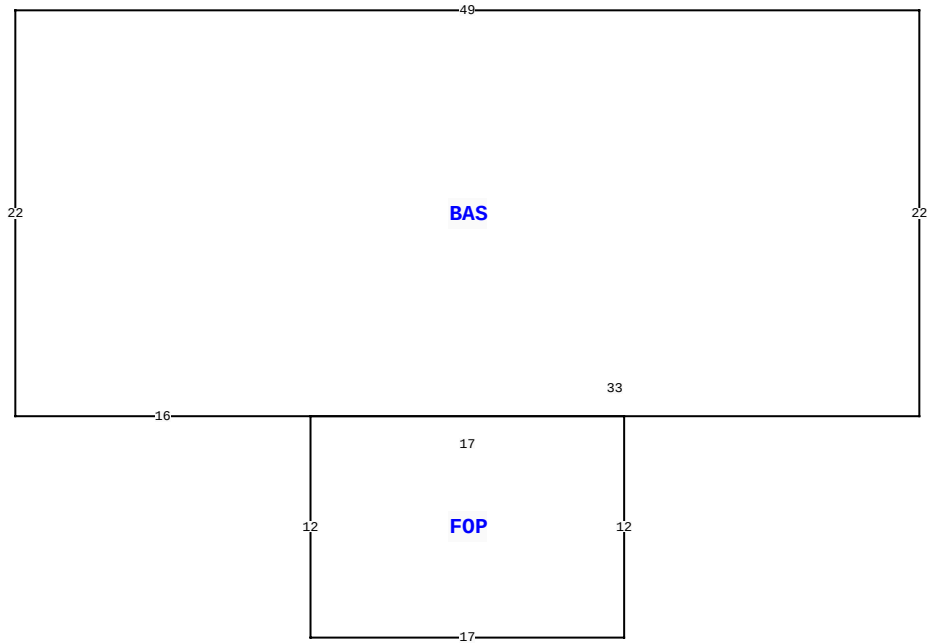
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1,078	69,705
FOP	204	30	61	3,944
TOTALS	1,282		1,139	73,650

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	99.48	113,308	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2014 HX Base Yr 2014



138 NW SCARBOROUGH Ln, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		73,650
TOTAL MARKET OB/XF VALUE		12,797
TOTAL LAND VALUE - MARKET		18,108
TOTAL MARKET VALUE		104,555
SOH/AGL Deduction		31,251
ASSESSED VALUE		73,304
TOTAL EXEMPTION VALUE	HX HB	48,304
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,555
NCON VALUE		9,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	

LAND DESCRIPTION

TOTAL OB/XF 12,797

LN	USE CODE	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	SFR	100		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	3,600.00	3,600.00	18,108							

REVIEW DATE 03/26/2018 BY KRBC Total Acres: 5.03 Total Land Value: 18,108 Market: 0 Agricultural: 0 Common: 18,108 PRINTED 08/18/2022