LOT 20 WOODBOROUGH PHASE 1

ORB 786-1971, 829-337, WD 1021-1

FEDERICO MICHAEL S/FEDERICO DEL R
852 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2023

22-3S-16-02268-220

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

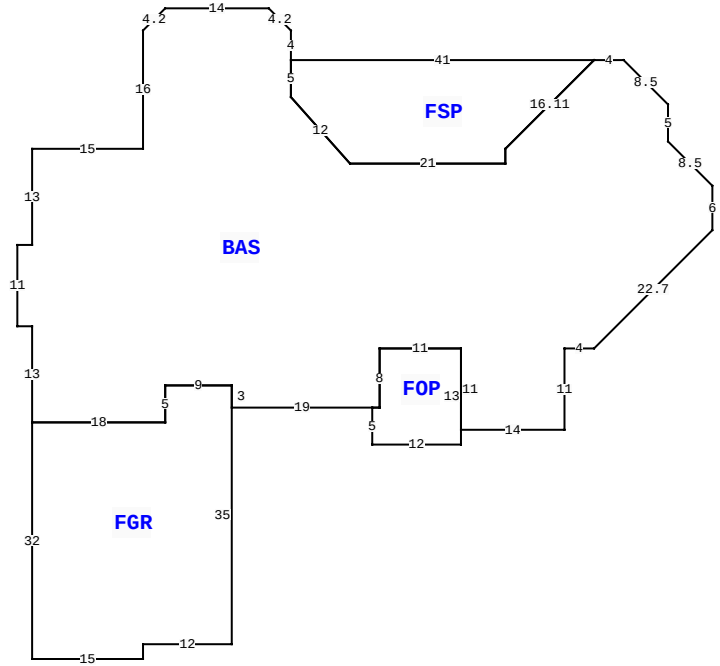
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	06	06
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	3,428	100	3,428	310,834
FGR	885	55	487	44,159
FOP	148	30	44	3,990
FSP	442	40	177	16,049
TOTALS	4,903		4,136	375,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,136	129.9980	120.90	500,042	1997	1997	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2017 HX Base Yr 2017



852 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		375,032
TOTAL MARKET OB/XF VALUE		19,560
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		493,592
SOH/AGL Deduction		162,508
ASSESSED VALUE		331,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,084
TOTAL JUST VALUE		493,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

XFOB:2:1: AROUND POOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12436	POOL	225	04/22/1997
11800	SFR	590	10/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1318/0207	6/27/2016	WD	U	I	37	300,000
GRANTOR: RALPH PETER MAZZOCCHI						
GRANTEE: MICHAEL S & DEL R F						
1251/0092	2/20/2013	WD	U	I	11	100
GRANTOR: JANET G MAZZOCCHI (SI						
GRANTEE: RALPH PETER MAZZOCC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S13 W2 S11 E2 S13 FGR= S32 E15 N2 E12 N35 W9 S5W18$ E18 N5 E9 S3 E19 FOP= S5 E12 N13 W11 S8 W1$ E1 N8 E11 S11 E14 N11 E4 R16 U16 N6 U6 L6 N5 U6 L6 W4 FSP= W41 S5 D9 R8 E21 N2 R12 U12 $ D12 L12 S2 W21 L8 U9 N5 N4 U3 L3 W14 L3 D3 S16$.

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	0280	POOL R/CON	0	100	0	0	1.00	UT	70.00	70.00	100	1997	1997	3	40	28	
2	0166	CONC,PAVMT	0	100	0	0	1,196.00	UT	0.90	0.90	100	1997	1997	3	100	1,076	
3	0166	CONC,PAVMT	0	100	0	0	2,624.00	UT	0.90	0.90	100	1997	1997	3	100	2,362	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
5	0282	POOL ENCL	0	100	32	54	1,728.00	UT	15.00	15.00	100	1997	1997	3	40	10,368	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
7	0083	DOCK-LAKE	0	100	0	0	1,200.00	UT	5.75	5.75	100	2014	2014	3	54	3,726	

LAND DESCRIPTION

TOTAL OB/XF 19,560

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	0133	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: 4.12 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 05/31/2023 BY SYS