COMM SE COR OF NW1/4 OF NW1/4, R
FOR POB, RUN W 245 FT TO C/L OF
N 41 DEG W 48.97 FT, W 330.53 FT

EDWARDS JAMES D/EDWARDS SUZANNE M
352 NW SERENE COURT
LAKE CITY, FL 32055

2026

06-3S-16-02009-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

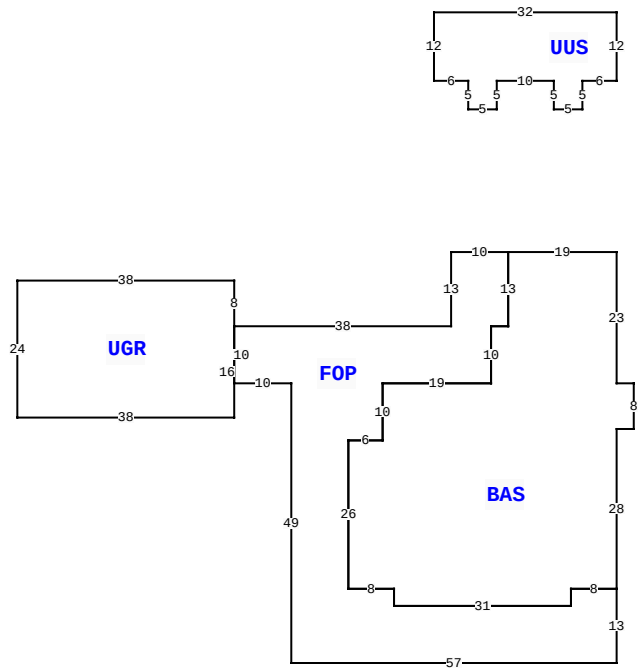
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	231,134
FOP	1,648	30		494	51,526
UGR	912	45		410	42,764
UUS	434	50		217	22,634
TOTALS	5,210			3,337	348,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,337	122.5400	137.24	457,970	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2216 HX Base Yr 2002



350 NW SERENE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	07/13/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		348,057
TOTAL MARKET OB/XF VALUE		13,750
TOTAL LAND VALUE - MARKET		203,500
TOTAL MARKET VALUE		382,624
SOH/AGL Deduction		125,725
ASSESSED VALUE		256,899
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,177
TOTAL JUST VALUE		565,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041646	Roof Replacement	29,230	03/31/2021
18350	M H	125	06/04/2001
17227	SFR	350	07/20/2000
16641	PUMP/UTPOL	30	02/23/2000
16642	PUMP/UTPOL	30	02/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1142/0216	2/01/2008	QC	Q	I	01	100

GRANTOR: JAMES D & SUZANNE & B

GRANTEE: JAMES & SUZANNE EDW

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= W10 S13 W38 UGR= N8 W38 S24 E38 N16 $ S10 E10 S49 E57 N13 W8 S3 W31 N3 W8 N26 E6 N10 E19 N10 E3 N13$ S13 W3 S10 W19 S10 W6 S26 E8 S3 E31 N3 E8 N28 E3 N8 W3 N23$ PTR= N30 UUS= N12 W32 S12 E6 S5 E5 N5 E10 S5 E5 N5 E6$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0166	CONC,PAVMT	0	100	22	38	836.00	UT	1.50	1.50	100	2001	2001	3	100	1,254	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	8,000	
4	0040	BARN,POLE	0	100	32	52	1,664.00	UT	1.50	1.50	100	2013	2013	3	100	2,496	

LAND DESCRIPTION

TOTAL OB/XF 13,750

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	281.00	281.00	4,777							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	192,500							

REVIEW DATE 01/12/2022 BY KS Total Acres: 37.00 Total Land Value: 20,817 Market: 192,500 Agricultural: 9,817 Common: 11,000 PRINTED 11/04/2025 BY SYS