

BEG INTER E LINE OF SEC & N R/W
DR, W ALONG R/W 134.51 FT, N 300
300 FT TO N R/W SCENIC LAKE DR,

CHOUDHURY MOHAMMED/CHOUDHURY SHAGUFTA
10718 CITRON OAKS DR
ORLANDO, FL 32836

2026

22-3S-16-02268-501



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 22316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,438	100		3,438	406,929
FGR	864	55		475	56,222
FOP	32	30		10	1,183
FOP	70	30		21	2,486
FSP	490	40		196	23,199
FUS	480	100		480	56,814

TOTALS 5,374 4,620 546,834

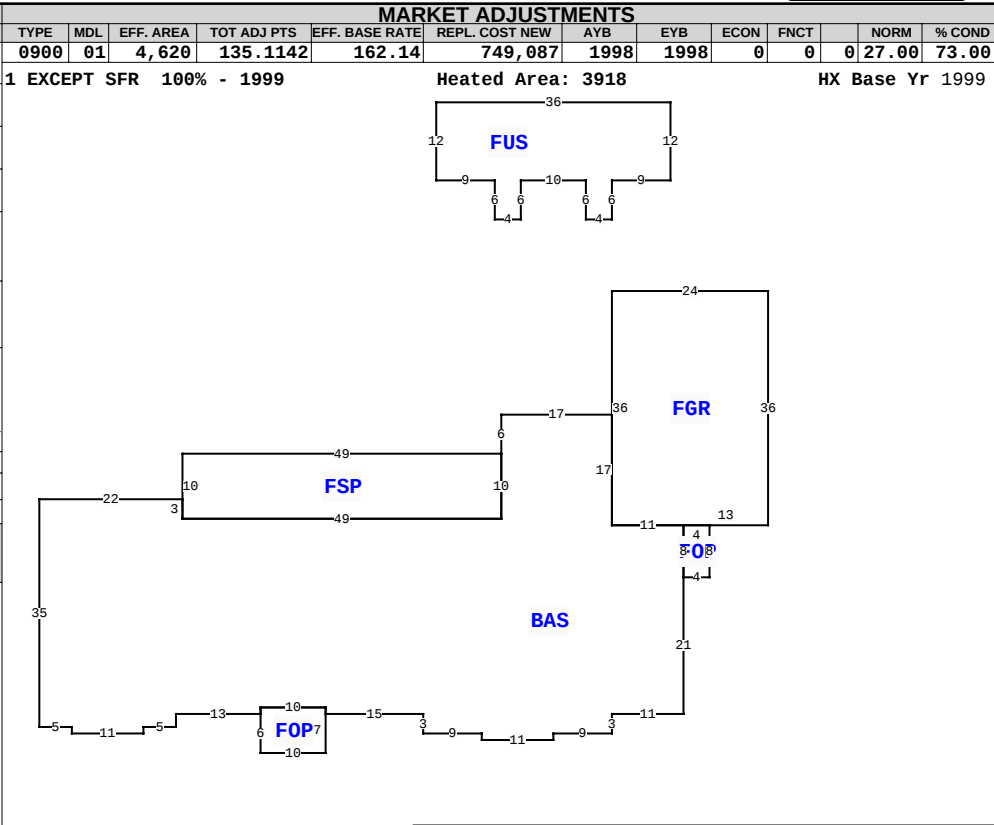
EXTRA FEATURES

L N	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	1998	1998	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	3,786.00	UT	1.50	1.50	100	1998	1998	3	100	5,679	
3	0280	POOL R/CON	0 100	13	31	403.00	UT	70.00	70.00	100	1998	1998	3	40	11,284	
4	0282	POOL ENCL	0 100	29	49	1,421.00	UT	15.00	15.00	100	1998	1998	3	40	8,526	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 02/17/2023 BY KS



421 NW SCENIC LAKE DR, LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU

TOTAL OB/XF 27,489																
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TOTAL OB/XF 27,489																
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Total Acres: 1.23 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		546,834
TOTAL MARKET OB/XF VALUE		27,489
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		612,823
SOH/AGL Deduction		147,550
ASSESSED VALUE		465,273
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		414,551
TOTAL JUST VALUE		612,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051305	Roof Replacement	45,000	10/29/2024
14191	POOL	160	06/25/1998
12396	SFR	600	04/11/1997

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/200	12/08/2022	LE	U	I	14	0

GRANTOR: CHOUDHURY MOHAMMED

GRANTEE: CHOUDHURY MOHAMMED

0821/0473 4/26/1996 WD Q V 19,000

GRANTOR: BUSACCA

GRANTEE: MOHAMMED & SHAGUFTA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S6 FSP= W49 S10 E49N10\$ S10 W49 N3 W22 S35 E5 S1 E11 N1 E5 N2 E13 FOP= S6 E10 N7 W10 S1\$ N1 E10 S1 E15 S3 E9S1 E11 N1 E9 N3 E11 N21 FOP= E4 N8 W4 S8\$ N8 FGR= E13 N36W24 S36 E11\$ W11 N17\$ PTR= N30 FUS= N6 E9 N12 W36 S12 E9S6 E4 N6 E10 S6 E4\$ S30\$.

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