LOT 2 WOODBOROUGH PHASE 5.
ORB 781-99

SNOWDEN DAVID EARL/SNOWDEN ANNA LOUISE
389 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

23-3S-16-02268-502

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

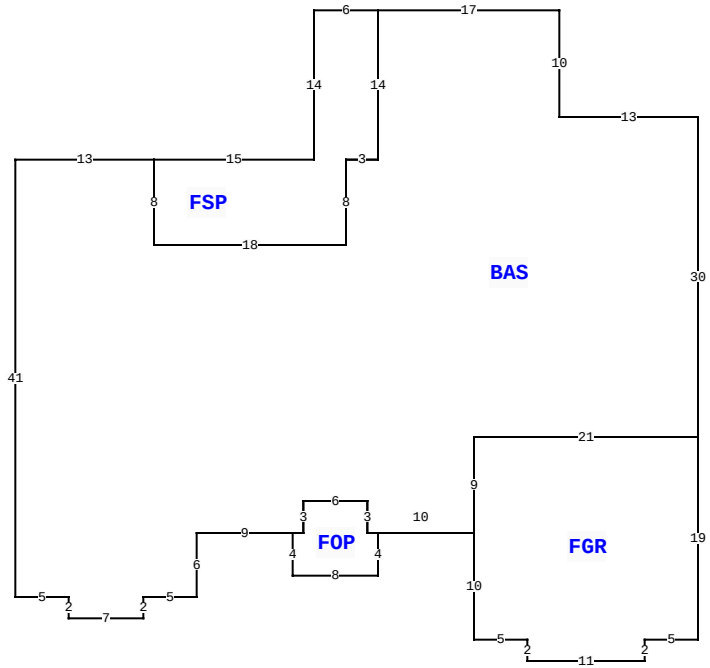
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	09	09
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	2,295	100		2,295	269,121
FGR	421	55		232	27,206
FOP	50	30		15	1,759
FSP	228	40		91	10,671
TOTALS	2,994			2,633	308,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	149.5676	167.52	441,080	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 2295 HX Base Yr 1996



389 NW SCENIC LAKE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		308,756
TOTAL MARKET OB/XF VALUE		5,442
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		352,698
SOH/AGL Deduction		131,186
ASSESSED VALUE		221,512
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,790
TOTAL JUST VALUE		352,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0781/0099	9/30/1993	WD	Q	V		16,800

GRANTOR: WOODBOROUGH CORP

GRANTEE: DAVID E SNOWDEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N10 W17 FSP= W6 S14W15 S8 E18 N8 E3 N14$ S14 W3 S8 W18 N8 W13 S41 E5 S2 E7 N2 E5 N6 E9 FOP= S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E10 FGR= S10 E5 S2 E11 N2 E5 N19 W21 S9$ N9 E21 N30$.

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	0166	CONC,PAVMT	0	100	0	0	3,218.00	UT	1.50	1.50	80	1995	1995	3	80	3,862	
2	0258	PATIO	0	100	14	28	392.00	UT	2.50	2.50	100	1995	1995	3	100	980	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,442

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		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 05/15/2023 BY JB Total Acres: 1.23 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS