

COMM INTERS W LINE OF SEC &
N R/W SCENIC LAKE DR, RUN E
221.49 FT FOR POB, RUN N 528

CUNNINGHAM RUSSELL A/CUNNINGHAM BRENDA C
359 NW SCENIC LAKE DRIVE
LAKE CITY, FL 32055

2025

23-3S-16-02268-503



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	VINYL SID 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 80		
Interior Floo		15	HARDTILE 20		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			4 100		
Frame			N/A 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		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	1,232	100		1,232	130,226
FGR	440	55		242	25,580
FOP	250	30		75	7,928
FSP	144	40		58	6,131
FUS	1,442	100		1,442	152,424
TOTALS	3,508			3,049	322,288

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,049	145.1923	162.62	495,828	1991	1991	0	0	0 35.00	65.00
1 SINGLE FAM - 100% - 0						Heated Area: 2674		HX Base Yr			
BLD DATE							LGL DATE		04/03/2025		
XF DATE							LAND DATE		ML		