

COMM AT INTERS OF S R/W OF
SCENIC LAKE DR & W LINE OF SEC
RUN E 270.91 FT FOR POB, CONT

SIMONIAN BARBARA JEAN
352 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

23-3S-16-02270-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	23316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,546	100		2,546	345,991
FGR	920	55		506	68,763
FOP	48	30		14	1,902
FOP	513	30		154	20,928
FUS	24	100		24	3,261
FUS	1,759	100		1,759	239,041

TOTALS	5,810			5,003	679,887
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	5,570.00	UT	1.60
3	0083	DOCK-LAKE	0	100	5	86	430.00	UT	11.50
4	0258	PATIO	0	100	0	0	1.00	UT	0.00
5	0169	FENCE/WOOD	0	100	0	0	300.00	UT	15.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,003	153.5898	172.02	860,616	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2019 Heated Area: 4329 HX Base Yr 2019											

352 NW SCENIC LAKE DR, LAKE CITY											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							
INC DATE				AG DATE							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		679,887			
TOTAL MARKET OB/XF VALUE		16,940			
TOTAL LAND VALUE - MARKET		108,900			
TOTAL MARKET VALUE		805,727			
SOH/AGL Deduction		185,741			
ASSESSED VALUE		619,986			
TOTAL EXEMPTION VALUE		55,722			
BASE TAXABLE VALUE		564,264			
TOTAL JUST VALUE		805,727			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		814,333			

LAND:2:1: 0.35 ACRES LAKE BOTTOM			
SALE:1:1: 1.24 AC LOT ON SCENIC LAKE DR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044982	Roof Replacement	44,982	07/18/2022
000042975	Remodel	4,843	10/18/2021
20877	SFR	732	07/17/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1354/1976	2/22/2018	WD Q	I	I	01
GRANTOR: NAGALAKSHMANA & REKHA					
GRANTEE: BARBARA JEAN SIMONI					
1255/2207	5/31/2013	WD Q	I	I	01
GRANTOR: GLENN H OWENS & DEBOR					
GRANTEE: NAGALAKSHMANA & REK					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP= N17 W63 S6 R3 U3 E11 D3 R3 S3 E23 R3 U3 E8 D3 R3 S8 E9\$ FGR= W1 BAS= W8 N8 L3 U3 W8 D3 L3 W23 N3 L3 U3 W11 D3 L3 S40 E5 S1 E9 N1 E3 S5 E3 S1 E10 N1 E2 FOP= S3 E8 N6 W8 S3\$ N3 E8 S3 E1 S1 E10 N1 E3 N5 E8 N29\$ S40 E23 N40 W22\$ PTR= N30 FUS= N33 W18 FUS= W6 S4 E6 N4\$ S4 W6 N4 N13 W15 S3 W8 S16 W15 S21 E15 N3 E8 S3 E15 N14 E3 S3 E8 S17 E13 \$ S30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00