

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	04	04 100
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	2,615	100		2,615	331,655
FGR	552	55		304	38,555
FOP	340	30		102	12,936
FSP	182	40		73	9,259
FUS	430	100		430	54,536
FUS	434	100		434	55,043
PTO	366	5		18	2,283

TOTALS 4,919 3,976 504,268

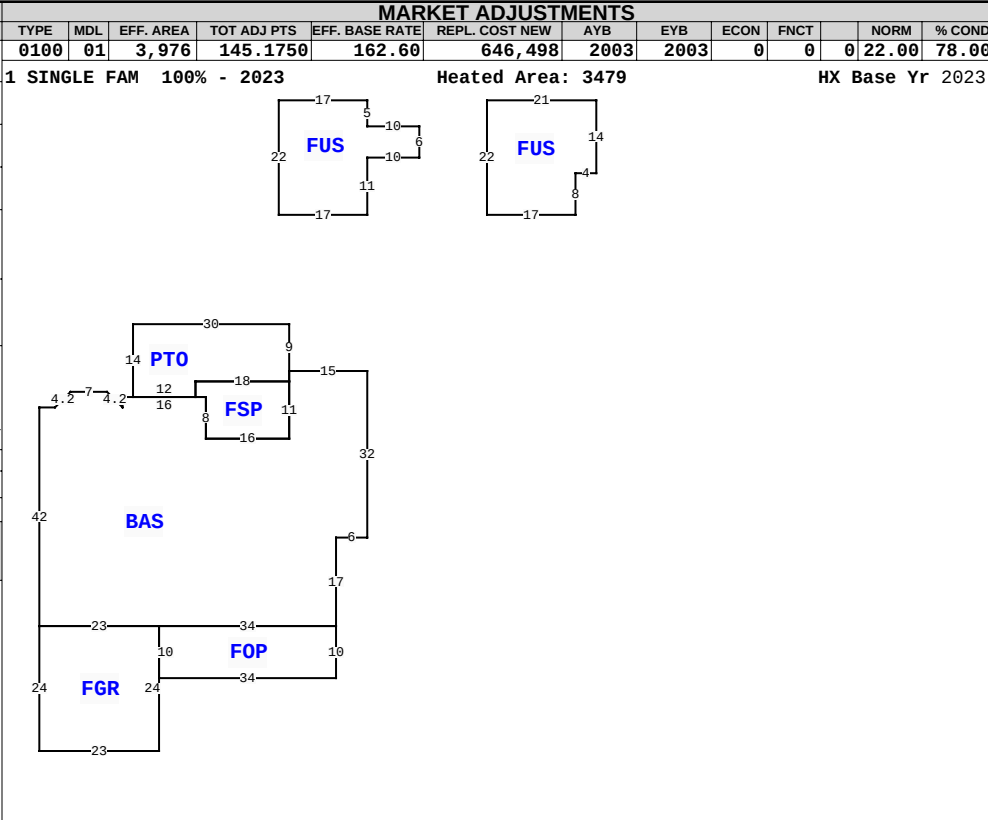
EXTRA FEATURES

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	2003	2003	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	3,240.00	UT	2.00	2.00	100	2003	2003	3	100	6,480	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.75	35,000.00	61,250.00	61,250							

REVIEW DATE 05/15/2023 BY JB



268 NW SCENIC LAKE DR, LAKE CITY

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

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VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	504,268
TOTAL MARKET OB/XF VALUE	9,980
TOTAL LAND VALUE - MARKET	61,250
TOTAL MARKET VALUE	575,498
SOH/AGL Deduction	17,298
ASSESSED VALUE	558,200
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	507,478
TOTAL JUST VALUE	575,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	581,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25455	REMODEL	0	01/24/2007
20620	SFR	449	04/21/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2589	5/26/2022	WD	Q	I	01	566,000

GRANTOR: GURNEY JAN
GRANTEE: KUNIS SCOTT C
979/2644 3/31/2003 WD Q V 03 35,500
GRANTOR: WILLIAM ROWAN
GRANTEE: GURNEY JAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S2 S11 W16 N8 W16 S2 U3L3 W7 D3L3 W3 S42 E23 E34 N17 E6 N32 \$
FGR=[ORIG=-63,49] S24 E23 N24 W23 \$
FUS=[ORIG=0,-30] N11 E10 N6 W10 N5 W17 S22 E17 \$
FUS=[ORIG=40,-30] N8 E4 N14 W21 S22 E17 \$
PTO=[ORIG=-15,0] N9 W30 S14 E12 N3 E18 N2 \$
FOP=[ORIG=-40,49] S10 E34 N10 W34 \$
FSP=[ORIG=-15,2] W18 S3 E2 S8 E16 N11 \$