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

2027

22-3S-16-02268-501

BUILDING CHARACTERISTICS

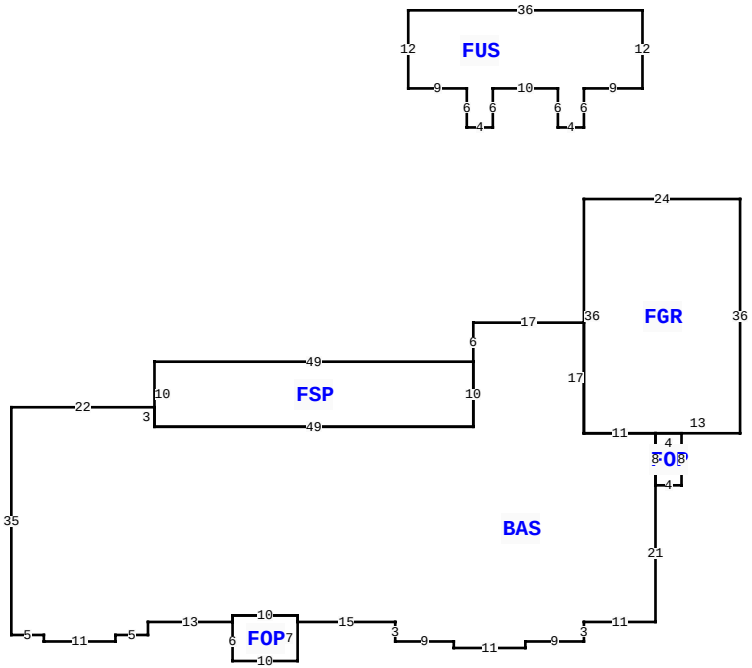
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	01	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,620	135.1142	162.14	749,087	1998	1998	0	0	0	27.00	73.00

1 EXCEPT SFR 0% - 2026 Heated Area: 3918 HX Base Yr



421 NW SCENIC LAKE DR, LAKE CITY

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

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	3,786.00	UT	1.50	1.50	100	1998	1998	3	100	5,679	
3	0280	POOL R/CON	0	0	13	31	403.00	UT	70.00	70.00	100	1998	1998	3	40	11,284	
4	0282	POOL ENCL	0	0	29	49	1,421.00	UT	15.00	15.00	100	1998	1998	3	40	8,526	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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	0
ASSESSED VALUE	612,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	612,823
TOTAL JUST VALUE	612,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	612,823

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

SALES DATA

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$.

LAND DESCRIPTION

TOTAL OB/XF 27,489

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	0		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 Total Acres: 1.23 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS