COMM INTERS W LINE OF SEC & N R/
DR, RUN E 221.49 FT FOR POB, RUN
FT, S 528 FT, W 330 FT TO POB. (

CUNNINGHAM BRENDA C
359 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

23-3S-16-02268-503

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

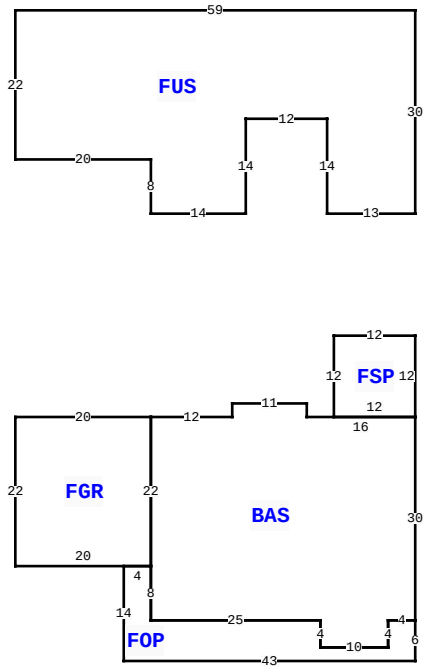
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame		N/A 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



359 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		322,288
TOTAL MARKET OB/XF VALUE		7,084
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		413,372
SOH/AGL Deduction		173,170
ASSESSED VALUE		240,202
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,791
TOTAL JUST VALUE		413,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31030	MAINT/ALTR	45	05/13/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/2640	2/17/2026	LE	U	I	14	100
GRANTOR: CUNNINGHAM BRENDA C						
GRANTEE: CUNNINGHAM BRENDA C						
1230/2355	3/05/2012	WD	U	V	11	100
GRANTOR: RUSSELL A & BRENDA C						
GRANTEE: RUSSELL A & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W12 S12 E12$ BAS= W16 N2 W11 S2 W12 FGR= W20 S22 E20 N22$ S22 FOP= W4S14 E43 N6 W4 S4 W10 N4 W25 N8$ S8 E25 S4 E10 N4 E4 N30$ PTR=N30 FUS= W13 N14 W12 S14 W14 N8 W20 N22 E59 S30 $ S30$.

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	12	190	2,280.00	UT	1.40	1.40	100	0	0	3	100	3,192	
2	0080	DECKING	0	100	12	17	204.00	UT	5.00	5.00	100	1993	1993	3	100	1,020	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	
4	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1993	1993	3	100	192	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,084

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	3.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	84,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 4.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 06/08/2026 BY SYS