BEG 650.02 FT E OF INTERS S R/W W LINE OF SEC, RUN E 52.79 FT, S FT, W 194.89 FT, NE 17 DEG 523.5

MCKENZIE JOINT REVOCABLE LIVING TRUST U/A DATED NO
320 NW SCENIC LAKE DR
LAKE CITY, FL 32055-8581

2027

23-3S-16-02270-001

BUILDING CHARACTERISTICS

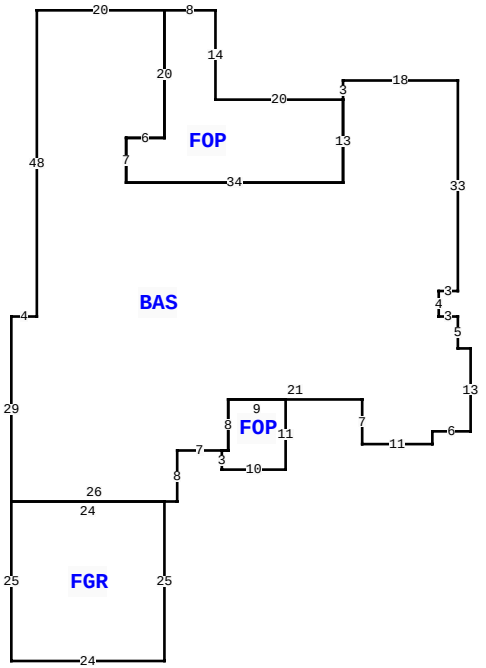
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	3,673	100		3,673	450,636
FGR	600	55		330	40,488
FOP	102	30		31	3,803
FOP	518	30		155	19,017
TOTALS	4,893			4,189	513,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,189	118.6504	130.52	546,748	2019	2019	0	0	0	6.00	94.00

2 SINGLE FAM 100% - 2020 Heated Area: 3673 HX Base Yr 2020



320 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	1,362.00	1,362.00	50	0	0	3	50	681	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	0	0	3	50	750	
3	0083	DOCK-LAKE	0	100	0	0	432.00	UT	11.50	11.50	50	1993	1993	3	30	1,490	
4	0280	POOL R/CON	0	100	20	33	660.00	UT	70.00	70.00	100	2019	2019	3	89	41,118	
5	0282	POOL ENCL	0	100	28	52	1,456.00	UT	15.00	15.00	100	2019	2019	3	65	14,196	
6	0166	CONC,PAVMT	0	100	0	0	3,486.00	UT	2.00	2.00	100	2019	2019	3	100	6,972	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
8	0210	GARAGE U	0	100	30	50	1.00	UT	50,000.00	50,000.00	100	2021	2020		100	50,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		513,943
TOTAL MARKET OB/XF VALUE		117,707
TOTAL LAND VALUE - MARKET		108,900
TOTAL MARKET VALUE		740,550
SOH/AGL Deduction		92,918
ASSESSED VALUE		647,632
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		596,221
TOTAL JUST VALUE		740,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,882

LAND:1:1: LOT SIZE = 2.38 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40051	STORAGE	0	06/26/2020
38545	POOL	0	08/30/2019
38176	POOL	363	05/30/2019
37550	SFR	1,641	12/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/643	11/11/2021	WD	U	I	11	100
GRANTOR: MCKENZIE RANDOLPH SCO						
GRANTEE: MCKENZIE JOINT REVO						
1335/2636	5/02/2017	WD	Q	I	01	130,000
GRANTOR: DEREK SNEAD						
GRANTEE: RANDOLPH S & TINA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S3 FOP= W20 N14 W8 S20 W6 S7 E34 N13$ S13 W34 N7 E6 N20 W20 S48 W4 S29 FGR= S25 E24 N25 W24$ E26 N8 E7 FOP= S3 E10 N11 W9 S8 W1$ E1 N8 E21 S7 E11 N2 E6 N13 W2 N5 W3 N4 E3 N33$.

LAND DESCRIPTION

TOTAL OB/XF 117,707

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	99,000.00	108,900.00	108,900							

REVIEW DATE 05/15/2023 BY JB Total Acres: 2.38 Total Land Value: 108,900 Market: 0 Agricultural: 0 Common: 108,900 PRINTED 11/17/2026 BY SYS