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

2027

23-3S-16-02270-004

BUILDING CHARACTERISTICS

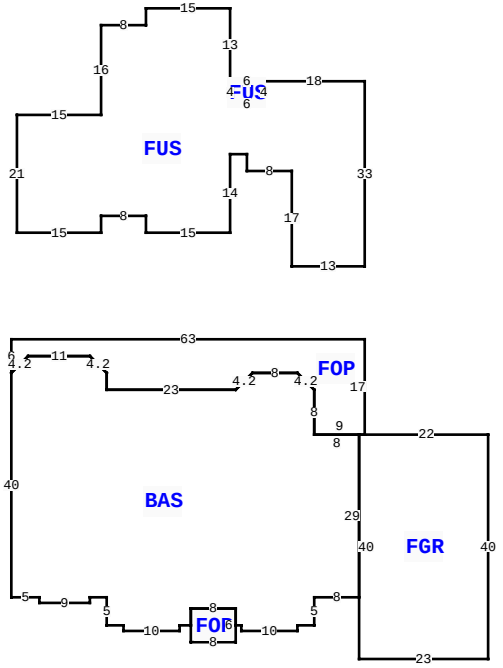
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	339,816
FGR	920	55		506	67,536
FOP	48	30		14	1,868
FOP	513	30		154	20,554
FUS	24	100		24	3,203
FUS	1,759	100		1,759	234,775
TOTALS	5,810			5,003	667,753

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	168.95	845,257	2004	2004	0	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	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	5,570.00	UT	1.60	1.60	100	2004	2004	3	100	8,912	
3	0083	DOCK-LAKE	0	100	5	86	430.00	UT	11.50	11.50	100	2009	2009	3	40	1,978	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	300.00	UT	15.50	15.50	100	2014	2014	3	100	4,650	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		667,753
TOTAL MARKET OB/XF VALUE		16,940
TOTAL LAND VALUE - MARKET		108,900
TOTAL MARKET VALUE		793,593
SOH/AGL Deduction		156,868
ASSESSED VALUE		636,725
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		580,314
TOTAL JUST VALUE		793,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		805,727

LAND:2:1: 0.35 ACRES LAKE BOTTOM

SALE:1:1: 1.24 AC LOT ON SCENIC LAKE DR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056739	Remodel	5,720	10/09/2026
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	SALE PRICE
1354/1976	2/22/2018	WD	Q	I	01	499,000
GRANTOR: NAGALAKSHMANA & REKHA						
GRANTEE: BARBARA JEAN SIMONI						
1255/2207	5/31/2013	WD	Q	I	01	590,000
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

TOTAL OB/XF 16,940

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	0133	C	SFR LAKE	100		A-1	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: 1.13 Total Land Value: 108,900 Market: 0 Agricultural: 0 Common: 108,900 PRINTED 11/17/2026 BY SYS