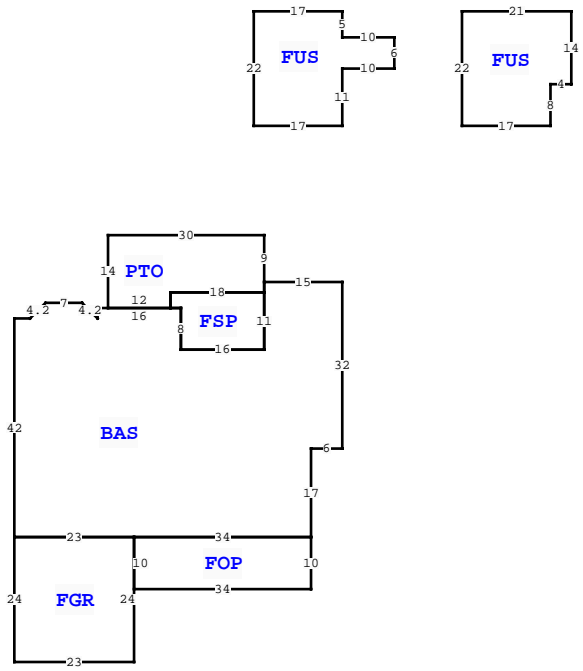




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	32	HARDIE BRD	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	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
BAS	2,615	100	
FGR	552	55	
FOP	340	30	
FSP	182	40	
FUS	430	100	
FUS	434	100	
PTO	366	5	
TOTALS	4,919		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
				Heated Area:	3479			HX Base Yr	2023			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
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			18,924	
ASSESSED VALUE			556,574	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			505,163	
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

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2589	5/26/2022	WD Q	Q	I	01	566,000
GRANTOR: GURNEY JAN						
GRANTEE: KUNIS SCOTT C						
979/2644	3/31/2003	WD Q	Q	V	03	35,500
GRANTOR: WILLIAM ROWAN						
GRANTEE: GURNEY JAN						

EXTRA FEATURES		268 NW SCENIC LAKE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100
2	0166	CONC, PAVMT	0 100
3	0169	FENCE/WOOD	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU
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BUILDING NOTES	
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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 \$	

LAND DESCRIPTION		TOTAL OB/XF															9,980							
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							