COMM NE COR OF SEC, RUN W 440
FT FOR POB, SW 731.92 FT, CONT
SW 350 FT TO N R/W SCL RR, NW

FOREMAN RONALD R/FOREMAN SANDRA C
1326 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2027

27-3S-16-02310-013

BUILDING CHARACTERISTICS

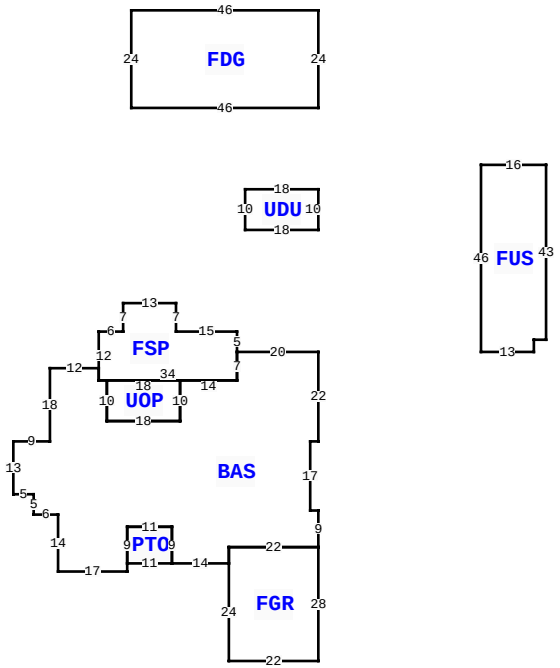
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	2.	2. 100
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	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,892	100		2,892	259,469
FDG	1,104	60		662	59,394
FGR	616	55		339	30,415
FSP	499	40		200	17,944
FUS	727	100		727	65,226
PTO	99	5		5	449
UDU	180	55		99	8,882
UOP	180	20		36	3,230
TOTALS	6,297			4,960	445,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,960	125.4792	138.03	684,629	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3619 HX Base Yr



1326 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	10,099.00	UT	2.00	2.00	100	1993	1993	3	100	20,198	
4	0282	POOL ENCL	0	100	27	42	1,134.00	UT	15.00	15.00	100	1993	1993	3	40	6,804	
5	0083	DOCK-LAKE	0	100	0	0	652.00	UT	11.50	11.50	100	1993	1993	3	40	2,999	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	445,009
TOTAL MARKET OB/XF VALUE	56,587
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	600,596
SOH/AGL Deduction	195,399
ASSESSED VALUE	405,197
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	353,786
TOTAL JUST VALUE	600,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	608,688

LAND:1:1: 5.50 AC (MOSTLY UPLANDS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049821	Electrical Servic	0	05/15/2024
000049413	Electrical Servic	0	03/13/2024
000042459	Electrical Servic	0	08/02/2021
12422	GARAGE	55	04/18/1997
9396	POOL	190	02/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0660/0415	8/30/1988	WD	Q	V		60,000

GRANTOR: STED INVESTMENTS
GRANTEE: FOREMAN RONALD &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N5 W15 N7 W13 S7 W6 S12 E34 N7$ S7 W14 UOP= W18 S10 E18 N10$ S10 W18 N10 W2 N3 W12 S18 W9 S13 E5 S5 E6 S14 E17 N2 PTO= E11N9 W11 S9$ N9 E11 S9 E14 FGR= S24 E22 N28 W22 S4$ N4 E22 N9 W2 N17 E2 N22$ PTR=N30 UDU= N10 W18 S10 E18$ S30$ PTR=E40 FUS= E13 N3 E3 N43 W16 S46$ W40$ PTR= N60 FDG= N24 W46 S24 E46$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 56,587

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		00	0.00	0.00	5.50	AC		1.00	1.00	0.60	30,000.00	18,000.00	99,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.50 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS