

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

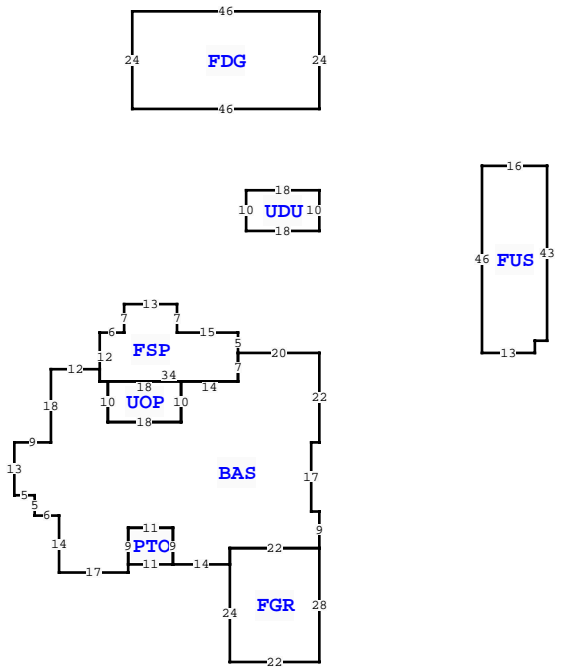
FOREMAN RONALD R/FOREMAN SANDRA C
 1326 NW SCENIC LAKE DR
 LAKE CITY, FL 32055

2026

27-3S-16-02310-013

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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		
Architctual	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	264,187
FDG	1,104	60		662	60,474
FGR	616	55		339	30,968
FSP	499	40		200	18,270
FUS	727	100		727	66,412
PTO	99	5		5	457
UDU	180	55		99	9,043
UOP	180	20		36	3,288
TOTALS	6,297			4,960	453,101

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% - 0		140.54	697,078	1990	1990		0	35.00	65.00
Heated Area: 3619						HX Base Yr					



1326 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	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	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	10,099.00	UT	2.00	2.00	100	1993	1993	3	100	20,198	
4	0282	POOL ENCL	0	100	27	42	UT	15.00	15.00	100	1993	1993	3	40	6,804	
5	0083	DOCK-LAKE	0	100	0	652.00	UT	11.50	11.50	100	1993	1993	3	40	2,999	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
7	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

TOTAL OB/XF 56,587

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				453,101		
TOTAL MARKET OB/XF VALUE				56,587		
TOTAL LAND VALUE - MARKET				99,000		
TOTAL MARKET VALUE				608,688		
SOH/AGL Deduction				215,293		
ASSESSED VALUE				393,395		
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE				341,984		
TOTAL JUST VALUE				608,688		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				608,988		
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\$.						