

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
BAS	2,892	100	
FDG	1,104	60	
FGR	616	55	
FSP	499	40	
FUS	727	100	
PTO	99	5	
UDU	180	55	
UOP	180	20	
TOTALS	6,297		

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
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			
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 / V / RSN CD
0660/0415	8/30/1988	WD Q	V
GRANTOR: STED INVESTMENTS			
GRANTEE: FOREMAN RONALD &			
SALE PRICE: 60,000			
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\$.			

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
1	0170	FPLC 2STRY	0	100	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100
2	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	1995	1995	3	40
3	0166	CONC,PAVMT	0	100	0	10,099.00	UT	2.00	2.00	100	1993	1993	3	100
4	0282	POOL ENCL	0	100	27	1,134.00	UT	15.00	15.00	100	1993	1993	3	40
5	0083	DOCK-LAKE	0	100	0	652.00	UT	11.50	11.50	100	1993	1993	3	40
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100
7	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75

LAND DESCRIPTION														
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
1	0133	C	SFR LAKE	100		00	0.00	0.00	5.50	AC		1.00	1.00	0.60