NW1/4 OF NE1/4 N OF RR.

744-668, 266-124, 195-385, ONLY

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

2026

27-3S-16-02313-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	100,125
TOTAL MARKET VALUE	8,741
SOH/AGL Deduction	0
ASSESSED VALUE	8,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,741
TOTAL JUST VALUE	102,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,925

SALE:1:1: 12.40 AC

PRMT:1:1: UTILITY POLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8039	PUMP/UTPOL	30	02/04/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0744/0668	3/27/1991	WD	Q	V		50,000

GRANTOR: WILLIAM ROWAN

GRANTEE: RON FOREMAN

BUILDING NOTES

BUILDING DIMENSIONS

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	0327	STABLES-SM	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	5500	A	TIMBER 2	0		00	0.00	0.00	13.35	AC		1.00	1.00	1.00	445.00	445.00	5,941							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.35	AC		1.00	1.00	1.00	7,500.00	7,500.00	100,125							

REVIEW DATE 03/29/2023 BY KS Total Acres: 13.35 Total Land Value: 5,941 Market: 100,125 Agricultural: 5,941 Common: 0 PRINTED 03/24/2026 BY SYS