LOT 34 FAIRWAY VIEW S/D UNIT 1.
ORB 366-127,755-2166,771-854, 77

LEACH DARRELL E/LEACH SANDRA KAYE
159 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

26-3S-16-02309-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

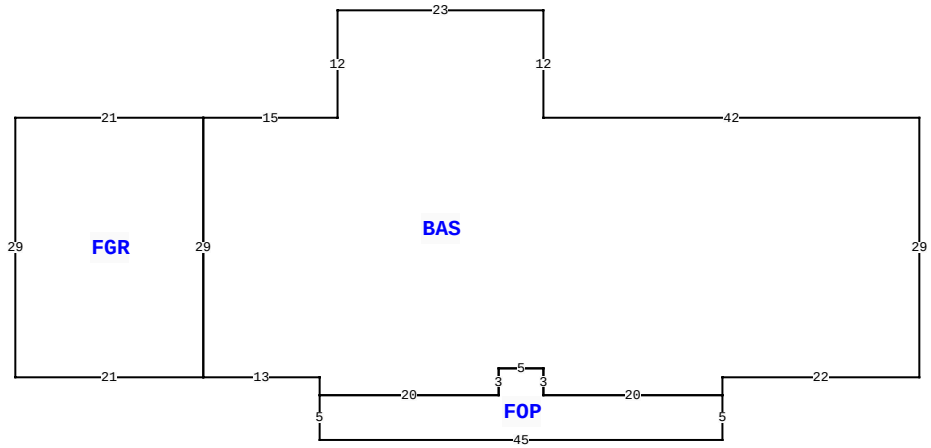
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,671	100		2,671	229,849
FGR	609	55		335	28,828
FOP	240	30		72	6,196
TOTALS	3,520			3,078	264,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	118.2038	132.39	407,496	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2671 HX Base Yr 2015



159 NW CLUBVIEW CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,872
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		304,172
SOH/AGL Deduction		141,160
ASSESSED VALUE		163,012
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,290
TOTAL JUST VALUE		304,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045802	Solar Power Syste	25,839	10/28/2022
40162	REMODEL	0	07/16/2020
37571	MAINT/ALTR	105	12/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0294	11/14/2014	WD	Q	I	01	135,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DARRELL E & SANDRA						
1279/0795	6/16/2014	WD	U	I	12	156,100
GRANTOR: LISA B STEWART						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 N12 W23 S12 W15 FGR= W21 S29 E21 N29$ S29 E13S2 FOP= S5 E45 N5 W20 N3 W5 S3 W20$ E20 N3 E5 S3 E20 N2 E22 N29$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	280.00	UT	7.50	7.50	100	1993	1993	3	100	2,100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.46 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/16/2025 BY SYS