

LOT 36 FAIRWAY VIEW S/D UNIT 1.
686-421, 874-241, 918-2093, LE 1

PATEL DAMYANTI G
196 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

26-3S-16-02309-036



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectual Units	05 CONV 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/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	227,122
FEP	484	80		387	36,624
FSP	77	40		31	2,934
SFB	750	80		600	56,780
UOP	180	20		36	3,407

TOTALS	3,891			3,454	326,866
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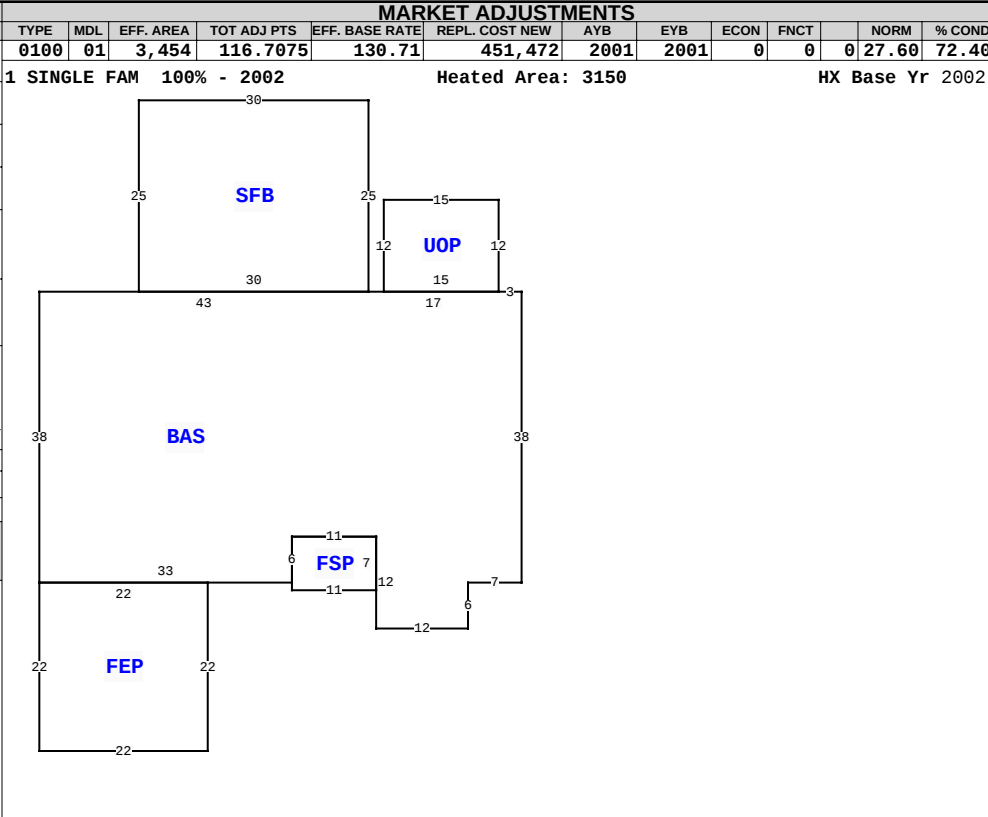
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	3,188.00	UT	1.50	1.50	65	2001	2001	3	65	3,108	
2	0119	MASONRY WA	0 100	0	0	7,650.00	UT	0.45	0.45	50	2001	2001	3	50	1,721	
3	0169	FENCE/WOOD	0 100	0	0	400.00	UT	3.75	3.75	100	2001	2001	3	100	1,500	
4	0296	SHED METAL	0 100	10	10	100.00	UT	5.00	5.00	100	2001	2001	3	100	500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.60	35,000.00	21,000.00	21,000							

REVIEW DATE 05/31/2023 BY KS



196 NW CLUBVIEW CIR, LAKE CITY

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

TOTAL OB/XF 6,829

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.60	35,000.00	21,000.00	21,000							

Total Acres: 0.47 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	326,866
TOTAL MARKET OB/XF VALUE	6,829
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	354,695
SOH/AGL Deduction	107,147
ASSESSED VALUE	247,548
TOTAL EXEMPTION VALUE	105,722
BASE TAXABLE VALUE	141,826
TOTAL JUST VALUE	354,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,887

SALE:2:1: 2 LOTS - TOO CHEAP!

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041669	Roof Replacement	0	04/05/2021
18054	SFR	399	03/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/1574	5/08/2018	LE U	I	14		100

GRANTOR: DAMYANTI G PATEL (LIF)
GRANTEE: AVANI PATEL & NEEL
0918/2093 1/19/2001 WD Q V 15,000
GRANTOR: DONNIE JR & CONNIE BL
GRANTEE: D PATEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N12 W15 S12 E15\$ W17 SFB= N25 W30 S25 E30\$ W43 S38 FEP= S22 E22 N22 W22\$ E33 FSP= S1 E11N7 W11 S6\$ N6 E11 S12 E12 N6 E7 N38\$.

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