

LOTS 10, 11 & 12, EX THE E 20 FT
1 CLUB VIEW PARK S/D.

BREDBENNER JEFFREY P/BREDBENNER LORI
438 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

27-3S-16-02346-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	27316.080	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	702	100		702	64,097
BAS	3,949	100		3,949	360,565
FGR	624	55		343	31,318
FOP	153	30		46	4,200
UOP	168	20		34	3,104
UOP	733	20		147	13,422

TOTALS	6,329			5,221	476,706
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 100	0 0	1.00
2	0180	FPLC 1STRY	0 100	0 0	1.00
3	0280	POOL R/CON	0 100	32 16	512.00
4	0260	PAVEMENT-A	0 100	0 0	1.00
5	0120	CLFENCE	4 0 100	0 0	1.00
6	0169	FENCE/WOOD	0 100	0 0	1.00

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	1.00	UT	2,750.00	2,750.00	50	0	0	3	50	1,375	
2	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0 100	32 16	512.00	UT	70.00	70.00	30	1985	1985	3	30	10,752	
4	0260	PAVEMENT-A	0 100	0 0	1.00	UT	6,000.00	6,000.00	30	0	0	3	30	1,800	
5	0120	CLFENCE	4 0 100	0 0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
6	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

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	UNIT PRICE
1	0100	C	SFR	100		00	0.00	0.00	3.00	LT		1.00	1.00	0.42	30,000.00

REVIEW DATE	03/28/2023	BY	KS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	5,221	125.4210	140.47	733,394	1985	1985	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2023 Heated Area: 4651 HX Base Yr 2023													
438 NW CLUBVIEW CIR, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/03/2025 MLU													

TOTALS	6,329			5,221	476,706
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TOTAL OB/XF															
16,527															

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16,527															

REVIEW DATE	03/28/2023	BY	KS
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Total Acres:	1.61	Total Land Value:	37,800	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		476,706	
TOTAL MARKET OB/XF VALUE		16,527	
TOTAL LAND VALUE - MARKET		37,800	
TOTAL MARKET VALUE		531,033	
SOH/AGL Deduction		31,866	
ASSESSED VALUE		499,167	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		448,445	
TOTAL JUST VALUE		531,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042642	Roof Replacement	31,200	08/27/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1478/1959	10/31/2022	WD	Q	I	01	642,500	
GRANTOR: MAI LUCILLE E REVOCAB							
GRANTEE: BREDBENNER JEFFREY							
1459/843	2/14/2022	QC	U	I	11	100	
GRANTOR: MAI REBECCA DEE							
GRANTEE: LUCILLE E MAI REVOC							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[ORIG=0,0] W26 S2 W31 W15 N13 W19 S13 W28 N1 W26 S25 E26 N2 E44 E64 S2 E26 N26 \$							
UOP=[ORIG=-57,2] N20 W49 S20 E15 N13 E19 S13 E15 \$							
APT=[ORIG=-134,-23] N27 W26 S27 E26 \$							
FGR=[ORIG=-134,1] N24 W26 S24 E26 \$							
UOP=[ORIG=-134,-23] E6 N28 W6 S28 \$							
FOP=[ORIG=-90,24] S9 E17 N9 W17 \$							

OTHER ADJUSTMENTS AND NOTES															

Common:	37,800	PRINTED 10/03/2025 BY SYS
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