LOTS 1 & 2 BLOCK 1 CLUB VIEW PAR
503-119, 751-554, WD 1120-666, W

WILDS LILLE M/MERRITT DELORES
242 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

27-3S-16-02346-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

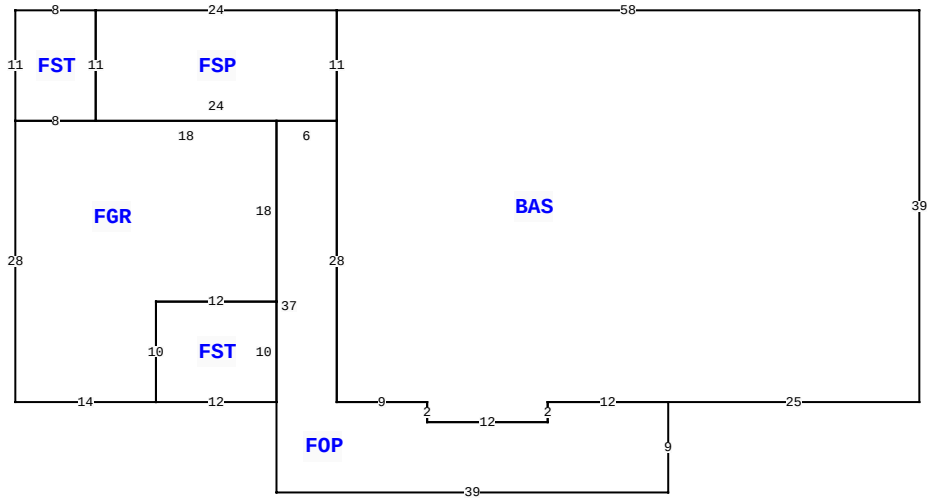
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100		2,286	204,519
FGR	608	55		334	29,882
FOP	495	30		148	13,241
FSP	264	40		106	9,484
FST	88	55		48	4,295
FST	120	55		66	5,905
TOTALS	3,861			2,988	267,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,988	122.8920	137.64	411,268	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2286 HX Base Yr 2022



242 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		267,324
TOTAL MARKET OB/XF VALUE		13,885
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		317,209
SOH/AGL Deduction		33,420
ASSESSED VALUE		283,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,067
TOTAL JUST VALUE		317,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/2027	12/02/2024	WD	U	I	11	100
GRANTOR: WILDS LILLIE M						
GRANTEE: WILDS LILLIE M						
1428/09999	1/15/2021	WD	Q	I	01	239,500
GRANTOR: TERRY J ARNOLD						
GRANTEE: WILDS JOHNNIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 FSP= W24 S11 E24 N11$ S11 FOP= W6 FGR= W18 FST= N11 W8 S11 E8$ W8 S28 E14 FST= E12 N10 W12 S10$ N10 E12 N18$ S37 E39 N9 W12 S2W12 N2 W9 N28$ S28 E9 S2 E12 N2 E12 E25 N39$.

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	3,160	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,600	
4	0031	BARN,MT AE	0	100	18	25	450.00	UT	11.00	11.00	100	2018	2018	3	100	4,950	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
6	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
7	0251	LEAN TO W/	0	100	6	25	150.00	UT	3.50	3.50	100	2018	2018	3	100	525	
8	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100	2018	2018	3	100	1,050	

LAND DESCRIPTION

TOTAL OB/XF 13,885

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	2.00	LT		1.00	1.00	0.60	30,000.00	18,000.00	36,000							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.98 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/19/2025 BY SYS