LOT 5 & N1/2 OF LOT 4 BLOCK 1
CLUB VIEW PARK S/D.
ORB 603-044, 669-168, 972-550.

BIRCHARD MARK E
322 NW CLUB VIEW CIR
LAKE CITY, FL 32055

2026

27-3S-16-02346-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

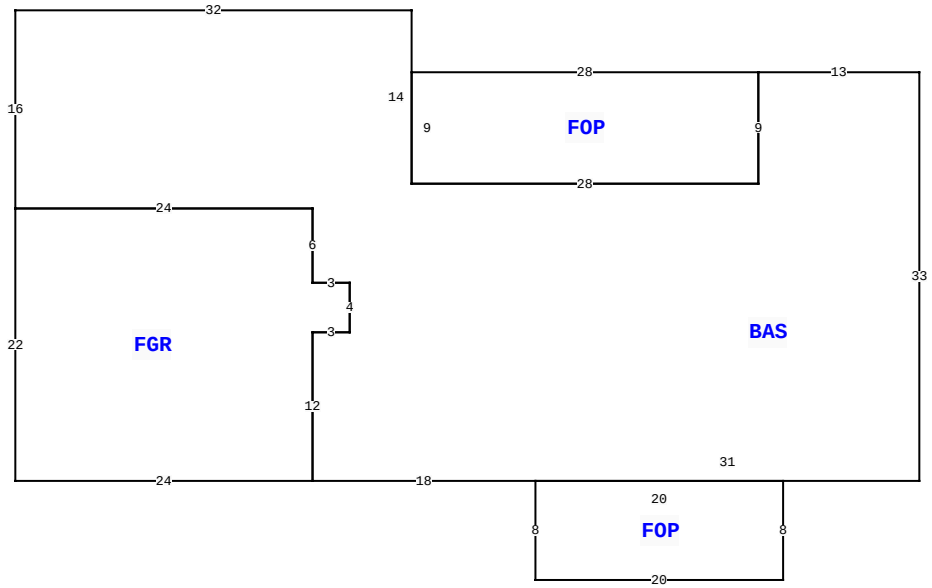
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,777	100		1,777	201,519
FGR	540	55		297	33,681
FOP	160	30		48	5,444
FOP	252	30		76	8,619
TOTALS	2,729			2,198	249,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	129.8088	145.39	319,567	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1777 HX Base Yr 2004



322 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		249,262
TOTAL MARKET OB/XF VALUE		4,248
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		280,510
SOH/AGL Deduction		96,817
ASSESSED VALUE		183,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,971
TOTAL JUST VALUE		280,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,706

SALE:1:1: 2 PARCELS / 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20366	SFR	316	01/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0972/0550	1/10/2003	WD	Q	V		20,000
GRANTOR: MHATRE						
GRANTEE: MARK E & TAMMY M BI						
0669/0168	11/29/1988	WD	U	V	09	24,500
GRANTOR: FOUNTAIN LEVON						
GRANTEE: MHATRE UMESH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W28 S9 E28 N9$ S9 W28 N14 W32 S16 FGR= S22 E24 N12 E3 N4 W3 N6 W24$ E24 S6 E3 S4 W3 S12 E18 FOP= S8 E20 N8 W20$ E31 N33$.

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	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	2003	2003	3	100	960	
2	0166	CONC,PAVMT	0	100	0	0	1,644.00	UT	2.00	2.00	100	2003	2003	3	100	3,288	

LAND DESCRIPTION

TOTAL OB/XF 4,248

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	1.50	LT		1.00	1.00	0.60	30,000.00	18,000.00	27,000							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.67 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/19/2025 BY SYS