

LOT 13 & E 20 FT OF LOT 12
BLOCK 1, CLUB VIEW PARK S/D.
ORB 299-160, 748-2294,

SCOTT PATRICK N/SCOTT JENNIFER H
466 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

27-3S-16-02346-013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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		06
NEIGHBORHOOD/LOC	27316.080 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,542	100		2,542	231,487
FOP	234	30		70	6,375
FUS	1,209	100		1,209	110,098
UCP	180	20		36	3,279
TOTALS	4,165			3,857	351,238

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	2,808.00	UT	1.00	1.00
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,857 125.0865 140.10 540,366 1972 1972 0 0 35.00 65.00

1 SINGLE FAM 100% - 2005 Heated Area: 3751 HX Base Yr 2005

31 31 39

FUS

15 15 12

UCP

31 31 65 6 6 39 39

BAS

466 NW CLUBVIEW CIR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		351,238	
TOTAL MARKET OB/XF VALUE		7,808	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		389,046	
SOH/AGL Deduction		171,615	
ASSESSED VALUE		217,431	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		166,709	
TOTAL JUST VALUE		389,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,046	

SALE:2:1: CERTIFICATE OF TITLE BY CLERK OF COURT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048194	Roof Replacement	18,000	09/19/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1018/1862	6/16/2004	WD	Q	I		163,000	
GRANTOR:AMERICAN GENERAL HOME							
GRANTEE: PATRICK N & JENNIFE							
0996/2554	9/03/2003	CT	Q	I	03	155,000	
GRANTOR: CLERK OF COURT (ROB							
GRANTEE: AMERICAN GENERAL HO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W38 UCP= N15 W12 S15 E12\$ W44 S31 E17 FOP= S6 E39 N6 W39\$E65 N31\$ PTR=N30 FUS= N31 W39 S31 E39\$ S30\$.									

TOTAL OB/XF									
7,808									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.00