LOT 14 BLK 1 CLUB VIEW PARK &
ALSO THAT PORTION OF AN
UN-NAMED CO RD LYING E OF LOT

REEDER ROSE
494 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

27-3S-16-02346-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

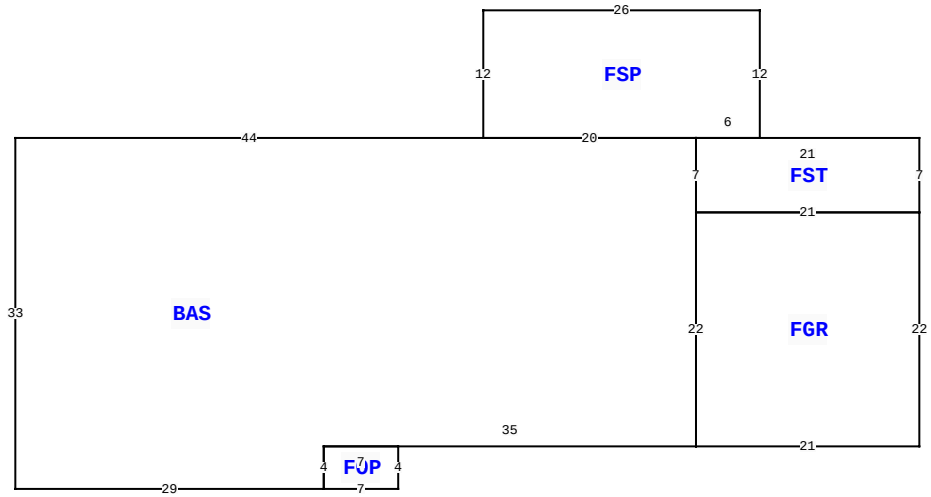
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,972	100		1,972	184,323
FGR	462	55		254	23,741
FOP	28	30		8	748
FSP	312	40		125	11,684
FST	147	55		81	7,571
TOTALS	2,921			2,440	228,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,440	128.3931	143.80	350,872	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1972 HX Base Yr



494 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		228,067
TOTAL MARKET OB/XF VALUE		4,041
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		262,108
SOH/AGL Deduction		124,389
ASSESSED VALUE		137,719
TOTAL EXEMPTION VALUE	HX HB SL WX	137,719
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		262,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,108

BLDG:1:1: PART OF FGR TO FST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042602	Roof Replacement	13,800	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0563/0084	5/01/1985	WD	Q	I		83,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S33 E29 FOP= E7 N4 W7 S4$ N4 E35 FGR= E21 N22 W21 S22$ N22FST= E21 N7 W21 S7$ N7 FSP= E6 N12 W26 S12 E20$ W20$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	547.00	UT	3.00	3.00	100	1993	1993	3	100	1,641	

LAND DESCRIPTION

TOTAL OB/XF 4,041

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.52 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS