W1/2 OF LOT 13 & LOT 14 BLOKC 2
S/D.

HAZELIP GENEVIEVE M
552 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

27-3S-16-02346-030

BUILDING CHARACTERISTICS

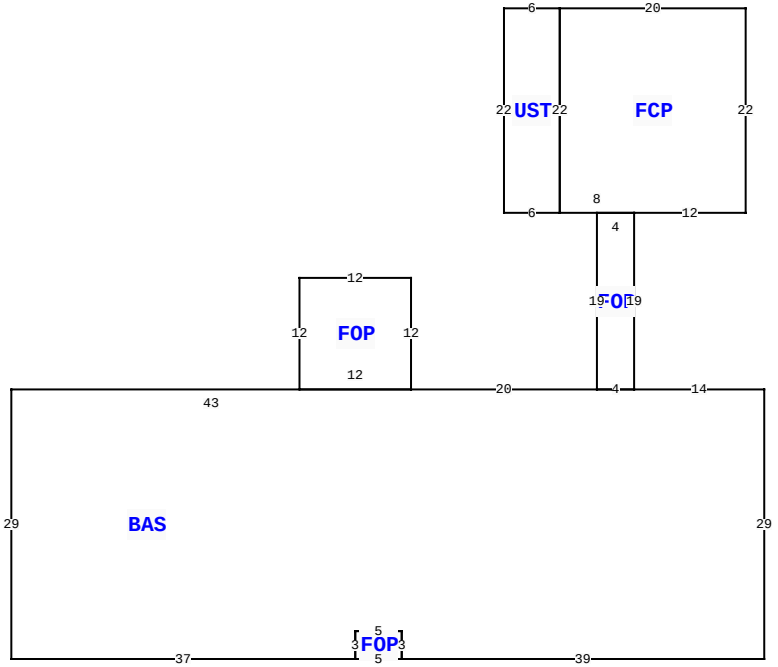
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,334	100		2,334	200,955
FCP	440	25		110	9,471
FOP	15	30		4	345
FOP	76	30		23	1,981
FOP	144	30		43	3,702
UST	132	45		59	5,080
TOTALS	3,141			2,573	221,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	118.2720	132.46	340,820	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2334 HX Base Yr 2006



552 NW CLUBVIEW CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	2,058.00	UT	2.00	2.00	100	1993	1993	3	100	4,116	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	900	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,533
TOTAL MARKET OB/XF VALUE		6,666
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		273,199
SOH/AGL Deduction		118,445
ASSESSED VALUE		154,754
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		49,032
TOTAL JUST VALUE		273,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/538	10/15/2024	LE	U	I	14	100
GRANTOR: HAZELIP GENEVIEVE M (						
GRANTEE: JOHNS ALBERT D JR (						
1067/2496	12/08/2005	WD	Q	I		190,000
GRANTOR: STOECKERT						
GRANTEE: HAZELIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N19 FCP= E12 N22 W20 UST= W6 S22 E6 N22$ S22 E8 $ W4 S19 E4 $ W4 W20 FOP= N12 W12 S12 E12$ W43 S29 E37 FOP= E5 N3 W5 S3$ N3 E5 S3 E39 N29$.

LAND DESCRIPTION

TOTAL OB/XF 6,666

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	1.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 07/30/2018 BY TW Total Acres: 0.65 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/19/2025 BY SYS