

LOT 6 BLK 5 CLUB VIEW PARK S/D  
472-585, 728-472, 866-2579, LE 1

BUOTE LORRAINE M  
581 NW CLUBVIEW CIR  
LAKE CITY, FL 32055

2026

27-3S-16-02346-052



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 19  | COMMON BRK 80  |
| Exterior Wall            | 10  | ABOVE AVG. 20  |
| Roof Structur            | 03  | GABLE/HIP 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                |     | 2.5 100        |
| 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  | 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              | 1,326            | 100         |      | 1,326        | 127,104              |
| FCP              | 484              | 25          |      | 121          | 11,599               |
| FGR              | 616              | 55          |      | 339          | 32,495               |
| FOP              | 125              | 30          |      | 38           | 3,643                |
| FOP              | 200              | 30          |      | 60           | 5,751                |
| FSP              | 135              | 40          |      | 54           | 5,176                |
| FSP              | 162              | 40          |      | 65           | 6,231                |
| FUS              | 810              | 100         |      | 810          | 77,643               |
| UEP              | 318              | 60          |      | 191          | 18,309               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,176 |  |  | 3,004 | 287,950 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0190       | FPLC PF     | 0   | 100 | 0 | 0 | 1.00     | UT | 1,200.00 |
| 2              | 0258       | PATIO       | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00     |
| 3              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0 | 1,018.00 | UT | 2.00     |
| 4              | 0080       | DECKING     | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00     |
| 5              | 0169       | FENCE/WOOD  | 0   | 100 | 0 | 0 | 216.00   | UT | 18.00    |
| 6              | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00     |
| 7              | 0296       | SHED METAL  | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00     |
| 8              | 0261       | PRCH, UOP   | 0   | 100 | 0 | 0 | 1.00     | UT | 1,500.00 |

| 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        |

REVIEW DATE 06/17/2024 BY JS

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0100                                                       | 01  | 3,004     | 131.6700    | 147.47         | 443,000        | 1973 | 1973 | 0    | 0    | 0 35.00 | 65.00  |  |
| 1 SINGLE FAM 100% - 1999 Heated Area: 2136 HX Base Yr 1999 |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |  |

|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 581 NW CLUBVIEW CIR, LAKE CITY | BLD DATE | LGL DATE  | 04/03/2025 | MLU |
|                                | XF DATE  | LAND DATE |            |     |
|                                | INC DATE | AG DATE   |            |     |

| L N | 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   | 0190       | FPLC PF     | 0   | 100 | 0 | 0 | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |       |
| 2   | 0258       | PATIO       | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 600             |       |
| 3   | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0 | 1,018.00 | UT | 2.00     | 2.00           | 100       | 1993    | 1993        | 3 | 100    | 2,036           |       |
| 4   | 0080       | DECKING     | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 500             |       |
| 5   | 0169       | FENCE/WOOD  | 0   | 100 | 0 | 0 | 216.00   | UT | 18.00    | 18.00          | 100       | 2009    | 2009        | 3 | 100    | 3,888           |       |
| 6   | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00     | 0.00           | 100       | 2018    | 2018        | 3 | 100    | 2,500           |       |
| 7   | 0296       | SHED METAL  | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00     | 0.00           | 100       | 2018    | 2018        | 3 | 100    | 500             |       |
| 8   | 0261       | PRCH, UOP   | 0   | 100 | 0 | 0 | 1.00     | UT | 1,500.00 | 1,500.00       | 100       | 2023    | 2022        | 1 | 100    | 1,500           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 12,724      |  |  |  |  |  |  |  |  |  |

Total Acres: 0.43 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 287,950   |  |
| TOTAL MARKET OB/XF VALUE  |  | 12,724    |  |
| TOTAL LAND VALUE - MARKET |  | 30,000    |  |
| TOTAL MARKET VALUE        |  | 330,674   |  |
| SOH/AGL Deduction         |  | 143,368   |  |
| ASSESSED VALUE            |  | 187,306   |  |
| TOTAL EXEMPTION VALUE     |  | 55,722    |  |
| BASE TAXABLE VALUE        |  | 131,584   |  |
| TOTAL JUST VALUE          |  | 330,674   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 330,674   |  |

SALE:2:1: LOT 6, BLK 5, CLUB VIEW PARK  
SALE:1:1: LOT 6 BLOCK 5 CLUB VIEW PARK

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000050003  | Roof Replacement | 17,000 | 05/30/2024 |
| 000043034  | Roof Replacement | 15,000 | 10/26/2021 |

| SALES DATA                      |            |           |     |     |        |            |  |
|---------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number               | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1526/1957                       | 11/04/2024 | LE        | U   | I   | 14     | 100        |  |
| GRANTOR: BUOTE LORRAINE M (ENH) |            |           |     |     |        |            |  |
| GRANTEE: COCHRAN KAREN (RMDR)   |            |           |     |     |        |            |  |
| 0866/2579                       | 10/02/1998 | WD        | Q   | I   |        | 119,000    |  |
| GRANTOR: KINGSBURY              |            |           |     |     |        |            |  |
| GRANTEE: LORRAINE BUOTE         |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W27 UEP= N12 W24 S6 W5 S6 E29\$ W24 FGR= W22 S28 FCP= S22 E22 N22 W22\$ E22 N28\$ S26 FOP= S5 FOP= S8 E25 N8 W25\$ E25 N5 W25\$ E51 N26 \$ FSP= N6 W27 S6 E27\$ PTR= N40 FUS= N30 FSP= N5 W27 S5 E27\$ W27S30 E27\$ S40\$. |  |  |  |  |  |  |  |  |  |