LOT 7 BLK 5 CLUB VIEW PARK S/D.
517-456, 632-086, 783-516, 1006-

SAMIOS JENNIFER ROSE
545 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

27-3S-16-02346-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

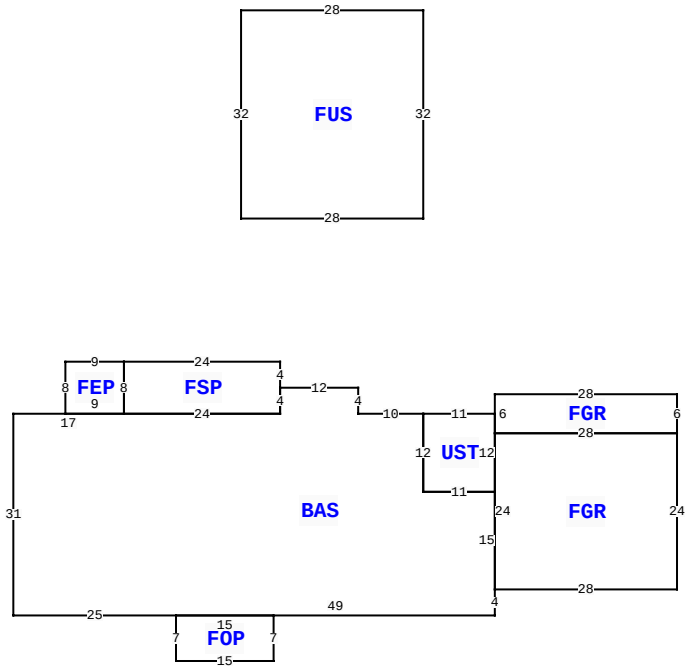
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		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	2,210	100		2,210	206,741
FEP	72	80		58	5,426
FGR	168	55		92	8,607
FGR	672	55		370	34,613
FOP	105	30		32	2,993
FSP	192	40		77	7,203
FUS	896	100		896	83,819
UST	132	45		59	5,519
TOTALS	4,447			3,794	354,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,794	128.5041	143.92	546,032	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 3106 HX Base Yr



545 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	354,921
TOTAL MARKET OB/XF VALUE	21,997
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	406,918
SOH/AGL Deduction	0
ASSESSED VALUE	406,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,918
TOTAL JUST VALUE	406,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,918

SALE:1:1: LOT 7 BLK 5 CLUB VIEW PARK

BLDG:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046947	Roof Replacement	21,360	04/12/2023
000046497	Remodel	190,000	02/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/2180	6/11/2021	WD	Q	I	01	327,500
GRANTOR: MONTGOMERY JAMES W						
GRANTEE: SAMIOS JENNIFER ROS						
1006/1446	2/04/2004	WD	Q	I		132,500
GRANTOR: CASE						
GRANTEE: MONTGOMERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N4 W12 FSP= N4 W24S8 E24 N4$ S4 W24 FEP= N8 W9S8 E9$ W17 S31 E25 FOP= S7 E15 N7 W15$ E49 N4 FGR= E28 N24 FGR= N6 W28 S6 E28$ W28 S24$ N15 UST= N12 W11S12 E11$ W11 N12$ PTR= N30 FUS= N32 W28 S32 E28$ S30$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0294	SHED WOOD/	0	0	9	10	90.00	UT	7.50	7.50	100	1993	1993	3	100	675	
5	0166	CONC,PAVMT	0	0	0	0	993.00	UT	2.00	2.00	100	1993	1993	3	100	1,986	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 21,997

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/07/2024 BY JS Total Acres: 0.44 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/06/2025 BY SYS