



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	06 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	27316.080	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	22,155
BAS	2,788	100		2,788	214,474
FOP	217	30		65	5,000
PTO	144	5		7	538
UGR	500	45		225	17,309
UOP	28	20		6	462
UST	160	45		72	5,539

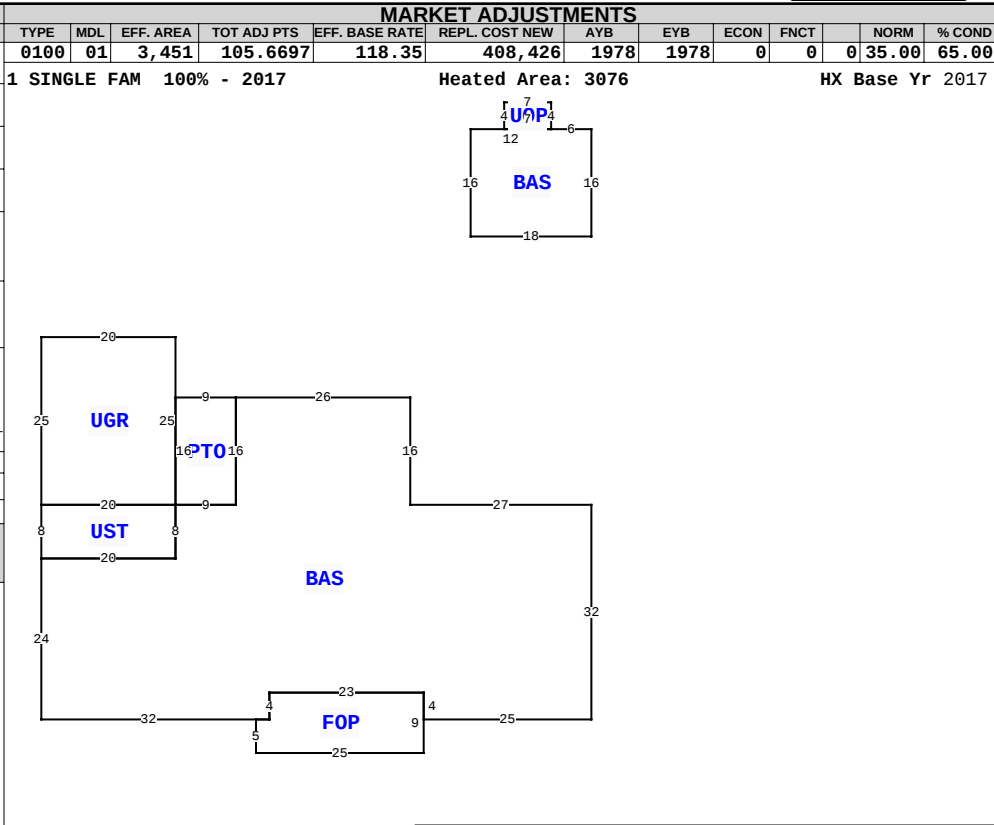
TOTALS	4,125			3,451	265,477
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EXTRA FEATURES

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,190	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1978	1978	3	100	1,200	
3	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,800	
4	0166	CONC, PAVMT	0	100	0	0	899.00	UT	1.50	1.50	100	1995	1995	3	100	1,349	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	56.00	56.00	100	1995	1995	3	40	11,469	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

521 NW CLUBVIEW CIR, LAKE CITY

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				265,477	
TOTAL MARKET OB/XF VALUE				20,108	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				315,585	
SOH/AGL Deduction				127,649	
ASSESSED VALUE				187,936	
TOTAL EXEMPTION VALUE		HX HB VX		55,722	
BASE TAXABLE VALUE				132,214	
TOTAL JUST VALUE				315,585	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				315,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9472	POOL	80	03/17/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1328/0583	12/20/2016	WD	Q	I	01
GRANTOR: ROBERT M & LINDA L EA					SALE PRICE
GRANTEE: TODD D MANNING					157,500

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W27 N16 W26 PTO= W9 S16E9 N16\$ S16 W9 UGR= N25 W20 S25 E20\$ UST= W20 S8 E20 N8\$ S8 W20 S24 E32 FOP= S5 E25 N9W23 S4 W2\$ E2 N4 E23 S4 E25 N32\$PTR=N40 BAS= N16 W6 UOP= N4 W7 S4 E7\$ W12 S16 E18\$ S40\$.					