LOT 34 FAIRWAY VIEW S/D UNIT 1.
ORB 366-127,755-2166,771-854, 77

LEACH DARRELL E/LEACH SANDRA KAYE
159 NW CLUBVIEW CIR
LAKE CITY, FL 32055

**2027**

**26-3S-16-02309-034**

## BUILDING CHARACTERISTICS

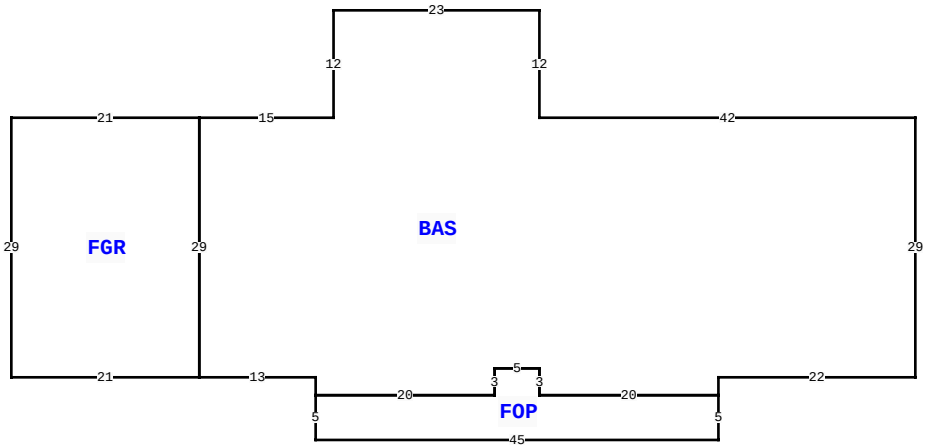
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 26316.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,671 | 100 | | 2,671 | 225,734 |
| FGR | 609 | 55 | | 335 | 28,312 |
| FOP | 240 | 30 | | 72 | 6,085 |
| TOTALS | 3,520 | | | 3,078 | 260,131 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,078 | 118.2038 | 130.02 | 400,202 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 2671 HX Base Yr 2015




159 NW CLUBVIEW CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 280.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 2,100 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 260,131 |
| TOTAL MARKET OB/XF VALUE | 4,300 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 299,431 |
| SOH/AGL Deduction | 132,018 |
| ASSESSED VALUE | 167,413 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 116,002 |
| TOTAL JUST VALUE | 299,431 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 304,172 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045802 | Solar Power Syste | 25,839 | 10/28/2022 |
| 40162 | REMODEL | 0 | 07/16/2020 |
| 37571 | MAINT/ALTR | 105 | 12/26/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1285/0294 | 11/14/2014 | WD | Q | I | 01 | 135,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: DARRELL E & SANDRA | | | | | | |
| 1279/0795 | 6/16/2014 | WD | U | I | 12 | 156,100 |
| GRANTOR: LISA B STEWART | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W42 N12 W23 S12 W15 FGR= W21 S29 E21 N29$ S29 E13S2 FOP= S5 E45 N5 W20 N3 W5 S3 W20$ E20 N3 E5 S3 E20 N2 E22 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 4,300

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.46 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS