LOT 35 FAIRWAY VIEW S/D UNIT 1.
800-384, 916-915, WD 1025-482, W

ARCE ROLANDO SANCHEZ
187 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

26-3S-16-02309-035

BUILDING CHARACTERISTICS

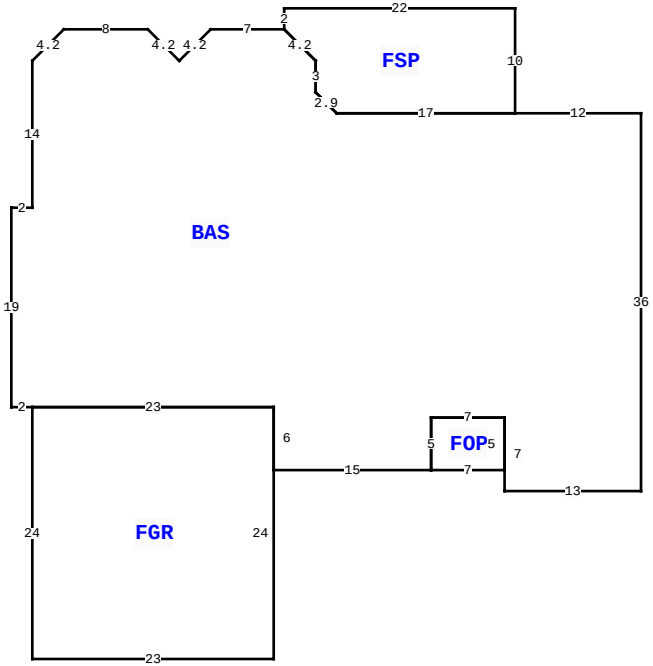
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,063	100		2,063	207,365
FGR	552	55		304	30,557
FOP	35	30		10	1,005
FSP	199	40		80	8,041
TOTALS	2,849			2,457	246,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,457	119.9814	134.38	330,172	2001	2001	0	0	0	25.20	74.80

1 SINGLE FAM 0% - 2024 Heated Area: 2063 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

187 NW CLUBVIEW CIR, LAKE CITY

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	0	0	0	2,629.00	UT	1.50	1.50	100	2001	2001	3	100	3,944	
2	0280	POOL R/CON	0	0	8	12	96.00	UT	70.00	70.00	100	2001	2001	3	40	2,688	
3	0282	POOL ENCL	0	0	22	24	528.00	UT	15.00	15.00	100	2009	2009	3	40	3,168	
4	0120	CLFENCE 4	0	0	0	0	70.00	UT	6.50	6.50	100	2009	2009	3	100	455	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	246,969
TOTAL MARKET OB/XF VALUE	11,255
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	293,224
SOH/AGL Deduction	0
ASSESSED VALUE	293,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,224
TOTAL JUST VALUE	293,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,690

LAND:1:1: JOINS HX PRCL

SALE:1:1: LOT 35 FAIRWAY VIEW UNIT 1 (PR ASSOCIATI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18033	POOL	75	03/09/2001
17794	SFR	371	01/04/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/764	4/21/2023	WD	Q	I	01	320,000
GRANTOR: HEJNY JEFFERY G						
GRANTEE: ARCE ROLANDO SANCHE						
1409/0937	4/03/2020	WD	Q	I	01	235,000
GRANTOR: FREDERICK MICHAEL BUY						
GRANTEE: JEFFERY G & KATHLEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W22 S2 R3 D3 S3 D2 R2 E17$ W17 L2 U2 N3 U3 L3 W7 D3 L3 L3 U3 W8 L3 D3 S14 W2 S19 E2 FGR= S24 E23 N24 W23$ E23 S6 E15 FOP= E7 N5 W7 S5 $ N5 E7 S7 E13 N36$.

LAND DESCRIPTION

TOTAL OB/XF 11,255

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	35,000.00	35,000.00	35,000							

REVIEW DATE 07/10/2023 BY ME Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/22/2026 BY SYS