LOT 36 FAIRWAY VIEW S/D UNIT 1.
686-421, 874-241, 918-2093, LE 1

PATEL DAMYANTI G
196 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

26-3S-16-02309-036

BUILDING CHARACTERISTICS

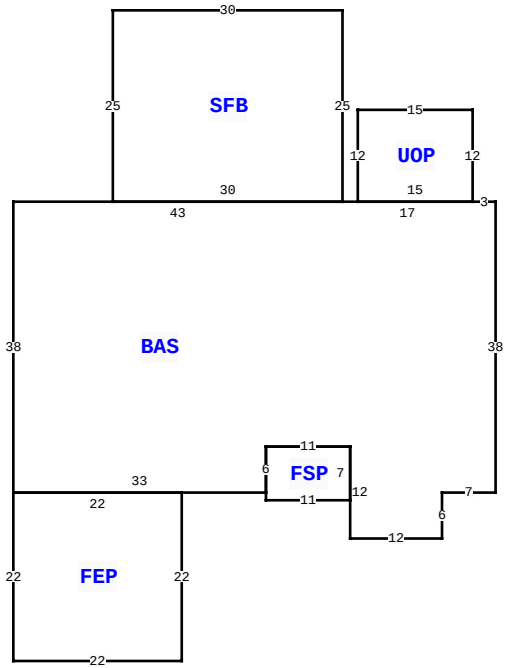
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	2,400	100		2,400	227,122
FEP	484	80		387	36,624
FSP	77	40		31	2,934
SFB	750	80		600	56,780
UOP	180	20		36	3,407
TOTALS	3,891			3,454	326,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,454	116.7075	130.71	451,472	2001	2001	0	0	0	27.60	72.40

1 SINGLE FAM 100% - 2002 Heated Area: 3150 HX Base Yr 2002



196 NW CLUBVIEW CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	3,188.00	UT	1.50	1.50	65	2001	2001	3	65	3,108	
2	0119	MASONRY WA	0	100	0	0	7,650.00	UT	0.45	0.45	50	2001	2001	3	50	1,721	
3	0169	FENCE/WOOD	0	100	0	0	400.00	UT	3.75	3.75	100	2001	2001	3	100	1,500	
4	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	2001	2001	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		326,866
TOTAL MARKET OB/XF VALUE		6,829
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		354,695
SOH/AGL Deduction		107,868
ASSESSED VALUE		246,827
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		140,416
TOTAL JUST VALUE		354,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,887

SALE:2:1: 2 LOTS - TOO CHEAP!

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041669	Roof Replacement	0	04/05/2021
18054	SFR	399	03/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/1574	5/08/2018	LE	U	I	14	100
GRANTOR: DAMYANTI G PATEL (LIF						
GRANTEE: AVANI PATEL & NEEL						
0918/2093	1/19/2001	WD	Q	V		15,000
GRANTOR: DONNIE JR & CONNIE BL						
GRANTEE: D PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N12 W15 S12 E15$ W17 SFB= N25 W30 S25 E30$ W43 S38 FEP= S22 E22 N22 W22$ E33 FSP= S1 E11N7 W11 S6$ N6 E11 S12 E12 N6 E7 N38$.

LAND DESCRIPTION

TOTAL OB/XF 6,829

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	0.60	35,000.00	21,000.00	21,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.47 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 06/22/2026 BY SYS