LOT 38 FAIRWAY VIEW S/D UNIT 1

ORB 722-424, 831-406, LIFE EST

KOHLHEPP DANNY LEE/MOORE PRISCILLA DAWN
152 NW CLUBVIEW CIR
LAKE CITY, FL 32055-8671

**2027**

**26-3S-16-02309-038**

## BUILDING CHARACTERISTICS

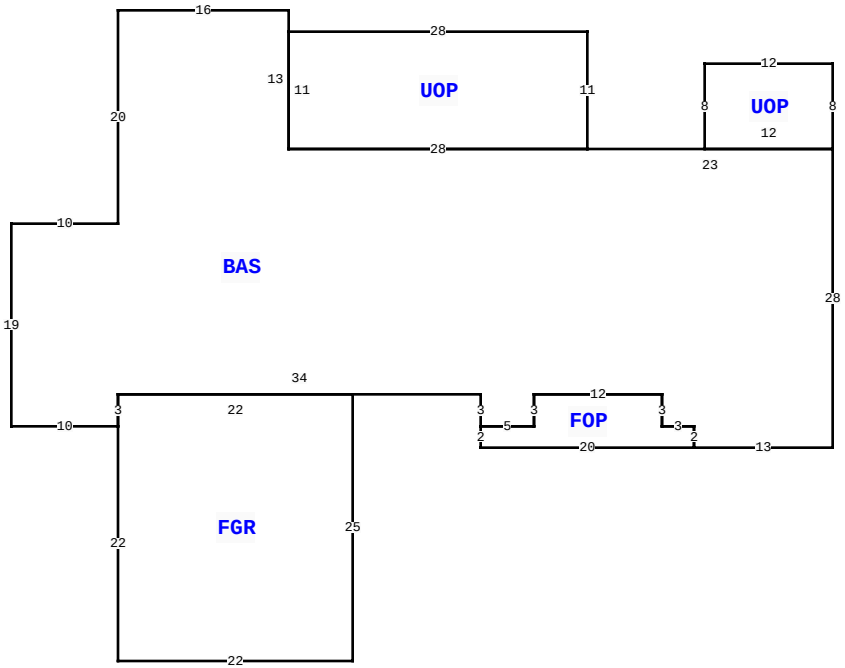
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 05 | 05 |
| 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 | 2,028 | 100 | | 2,028 | 173,119 |
| FGR | 550 | 55 | | 302 | 25,780 |
| FOP | 76 | 30 | | 23 | 1,964 |
| UOP | 96 | 20 | | 19 | 1,622 |
| UOP | 308 | 20 | | 62 | 5,292 |
| TOTALS | 3,058 | | | 2,434 | 207,777 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,434 | 119.3940 | 131.33 | 319,657 | 1985 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 2028 HX Base Yr 2018




152 NW CLUBVIEW CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 1,850.00 | 1,850.00 | 50 | 0 | 0 | 3 | 50 | 925 | |
| 3 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 50 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 800 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 280.00 | UT | 4.50 | 4.50 | 40 | 1993 | 1993 | 3 | 40 | 504 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 207,777 |
| TOTAL MARKET OB/XF VALUE | 3,779 |
| TOTAL LAND VALUE - MARKET | 21,000 |
| TOTAL MARKET VALUE | 232,556 |
| SOH/AGL Deduction | 85,871 |
| ASSESSED VALUE | 146,685 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 95,274 |
| TOTAL JUST VALUE | 232,556 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 236,337 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31346 | MAINT/ALTR | 60 | 08/13/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1315/2040 | 5/24/2016 | WD | U | I | 11 | 100 |
| GRANTOR: DANNY LEE KOHLHEPP | | | | | | |
| GRANTEE: DANNY L KOHLHEPP & | | | | | | |
| 1167/1250 | 1/30/2009 | WD | U | I | 16 | 100 |
| GRANTOR: ANGELA M KOHLHEPP (RE | | | | | | |
| GRANTEE: DANNY L KOHLHEPP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 S20 W10 S19 E10 FGR= S22 E22 N25 W22 S3$ N3 E34 S3
FOP= E5 N3 E12 S3 E3 S2 W20 N2$E5 N3 E12 S3 E3 S2 E13 N28
UOP= W12 N8 E12 S8$ W23 UOP= N11 W28 S11 E28$ W28N13$.

## LAND DESCRIPTION

TOTAL OB/XF 3,779

| 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: 0.42 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/17/2026 BY SYS