LOTS 10, 11 & 12, EX THE E 20 FT
1 CLUB VIEW PARK S/D.

BREDBENNER JEFFREY P/BREDBENNER LORI
438 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-001

BUILDING CHARACTERISTICS

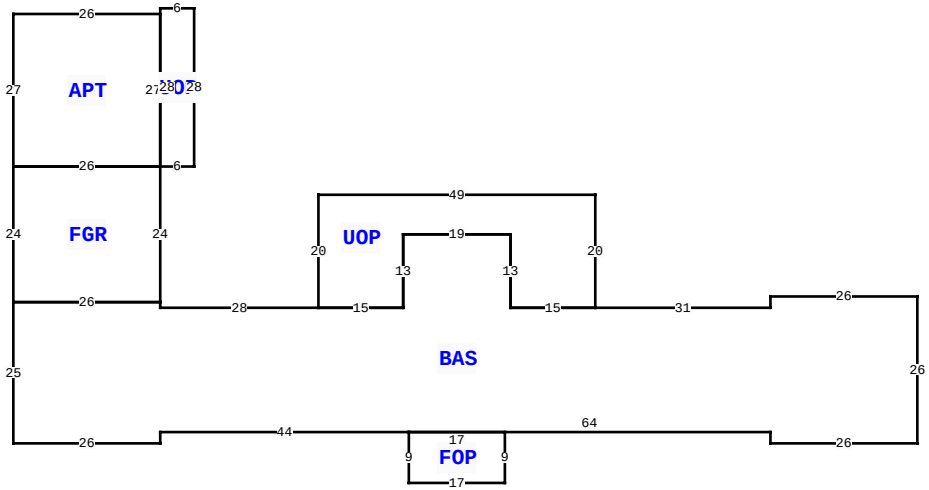
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	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	27316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	702	100		702	62,951
BAS	3,949	100		3,949	354,123
FGR	624	55		343	30,758
FOP	153	30		46	4,125
UOP	168	20		34	3,049
UOP	733	20		147	13,182
TOTALS	6,329			5,221	468,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,221	125.4210	137.96	720,289	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 4651 HX Base Yr 2023



438 NW CLUBVIEW CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		468,188
TOTAL MARKET OB/XF VALUE		16,527
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		522,515
SOH/AGL Deduction		9,871
ASSESSED VALUE		512,644
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		461,233
TOTAL JUST VALUE		522,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042642	Roof Replacement	31,200	08/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1959	10/31/2022	WD	Q	I	01	642,500
GRANTOR: MAI LUCILLE E REVOCAB						
GRANTEE: BREDBENNER JEFFREY						
1459/843	2/14/2022	QC	U	I	11	100
GRANTOR: MAI REBECCA DEE						
GRANTEE: LUCILLE E MAI REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S2 W31 W15 N13 W19 S13 W15 W28 N1 W26 S25 E26 N2 E44 E64 S2 E26 N26 $
UOP=[ORIG=-57,2] N20 W49 S20 E15 N13 E19 S13 E15 $
APT=[ORIG=-134,-23] N27 W26 S27 E26 $
FGR=[ORIG=-134,1] N24 W26 S24 E26 $
UOP=[ORIG=-134,-23] E6 N28 W6 S28 $
FOP=[ORIG=-90,24] S9 E17 N9 W17 $
.

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	2,750.00	2,750.00	50	0	0	3	50	1,375	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1985	1985	3	30	10,752	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	6,000.00	6,000.00	30	0	0	3	30	1,800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 16,527

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	3.00	LT		1.00	1.00	0.42	30,000.00	12,600.00	37,800							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.61 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 11/17/2026 BY SYS