LOT 3 & S1/2 OF LOT 4 BLOCK 1
CLUB VIEW PARK.

CODY MALCOLM/CODY NOLETA S
22838 LEONARD FORD RD
SANDERSON, FL 32087-2418

2027

27-3S-16-02346-004

BUILDING CHARACTERISTICS

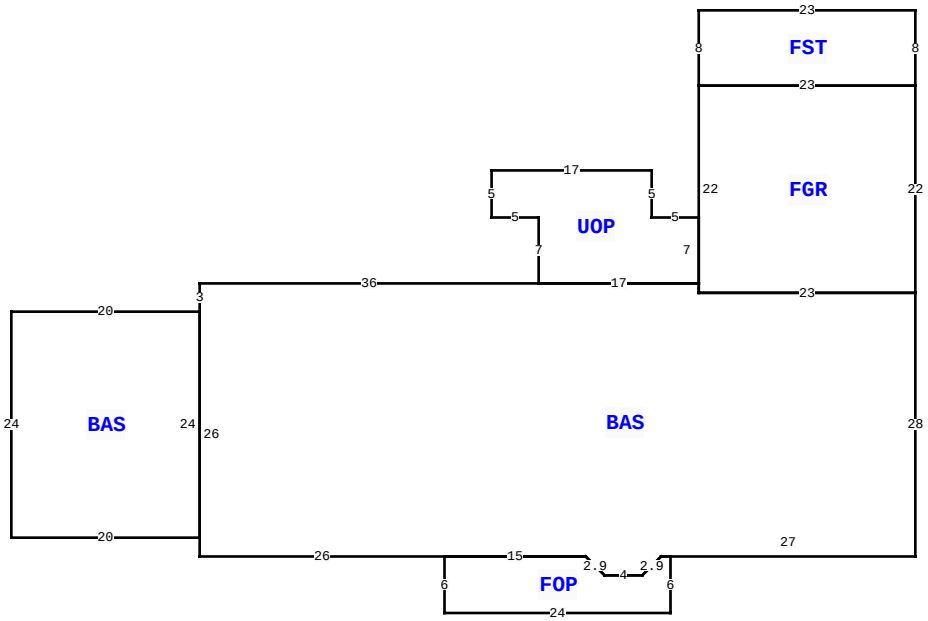
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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
BAS	480	100		480	37,176
BAS	2,193	100		2,193	169,845
FGR	506	55		278	21,531
FOP	132	30		40	3,098
FST	184	55		101	7,822
UOP	204	20		41	3,176
TOTALS	3,699			3,133	242,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,133	101.7450	111.92	350,645	1997	1997	0	0	0	30.80	69.20

1 SINGLE FAM 0% - 0 Heated Area: 2673 HX Base Yr



290 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	0166	CONC,PAVMT	0	0	0	0	1,683.00	UT	1.50	1.50	100	1997	1997	3	100	2,525	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0280	POOL R/CON	0	0	18	35	630.00	UT	70.00	70.00	100	2004	2004	3	43	18,963	
4	0210	GARAGE U	0	0	15	18	1.00	UT	800.00	800.00	100	2009	2009	3	100	800	
5	0060	CARPORT F	0	0	15	14	1.00	UT	400.00	400.00	100	2009	2009	3	100	400	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	242,646
TOTAL MARKET OB/XF VALUE	25,288
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	294,934
SOH/AGL Deduction	0
ASSESSED VALUE	294,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,934
TOTAL JUST VALUE	294,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,335

SALE:2:1: LOT 3 & S1/2 LOT 4 BLOCK 1 CLUB VIEW PAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22030	POOL	185	06/30/2004
12752	SFR	340	07/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1404	8/28/2017	WD	U	I	12	149,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: MALCOLM & NOLETA S						
1322/0001	9/13/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S3 BAS= W20 S24 E20 N24$ S26 E26 FOP= S6E24 N6 W1 D2 L2 W4 L2 U2 W15$ E15 D2 R2 E4 R2 U2 E27 N28 FGR= N22 FST= N8 W23 S8 E23$W23 S22 E23$ W23 N1 UOP= N7 W5 N5 W17 S5 E5 S7 E17$ W17$.

LAND DESCRIPTION

TOTAL OB/XF 25,288

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		RSF-2	0.00	0.00	1.50	LT		1.00	1.00	0.60	30,000.00	18,000.00	27,000							

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.68 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/17/2026 BY SYS