

LOT 5 & N1/2 OF LOT 4 BLOCK 1  
 CLUB VIEW PARK S/D.  
 ORB 603-044, 669-168, 972-550.

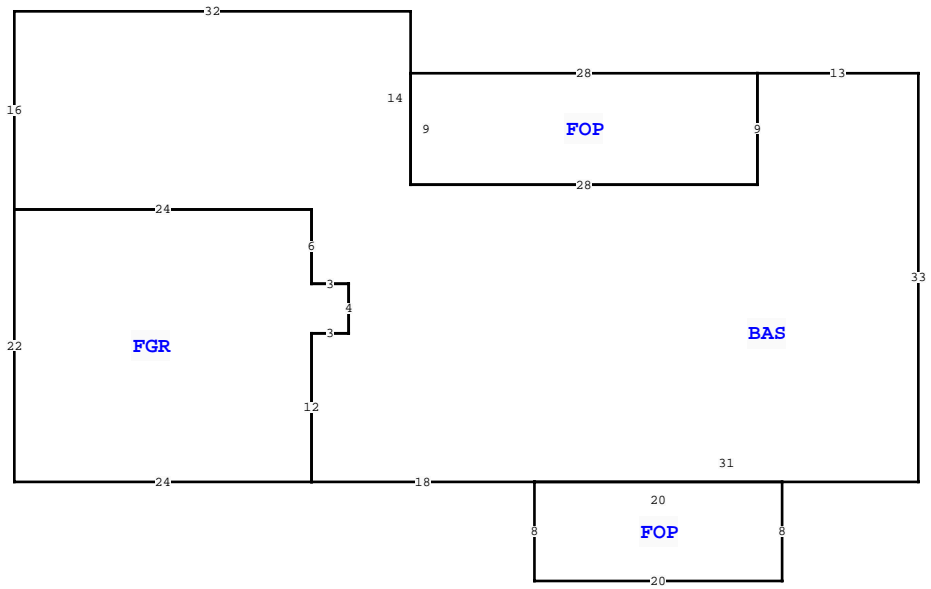
BIRCHARD MARK E  
 322 NW CLUB VIEW CIR  
 LAKE CITY, FL 32055

**2026**

27-3S-16-02346-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,198	129.8088	145.39	319,567	2003	2003	0	0	22.00	78.00		
1 SINGLE FAM 100% - 2004 Heated Area: 1777 HX Base Yr 2004													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		249,262	
TOTAL MARKET OB/XF VALUE		4,248	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		280,510	
SOH/AGL Deduction		97,352	
ASSESSED VALUE		183,158	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		131,747	
TOTAL JUST VALUE		280,510	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055773	Generator		06/01/2026
20366	SFR	316	01/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0972/0550	1/10/2003	WD	Q	V		20,000

GRANTOR: MHATRE  
 GRANTEE: MARK E & TAMMY M BI  
 0669/0168 11/29/1988 WD U V 09 24,500  
 GRANTOR: FOUNTAIN LEVON  
 GRANTEE: MHATRE UMESH

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100		1,777	201,519
FGR	540	55		297	33,681
FOP	160	30		48	5,444
FOP	252	30		76	8,619
<b>TOTALS</b>	<b>2,729</b>			<b>2,198</b>	<b>249,262</b>

EXTRA FEATURES																
L N	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	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	100	2003	2003	3	100	960	
2	0166	CONC, PAVMT	0	100	0	0	1,644.00	UT	2.00	100	2003	2003	3	100	3,288	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.50	LT		1.00	1.00	0.60	30,000.00	18,000.00	27,000							

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.50	LT		1.00	1.00	0.60	30,000.00	18,000.00	27,000							