

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

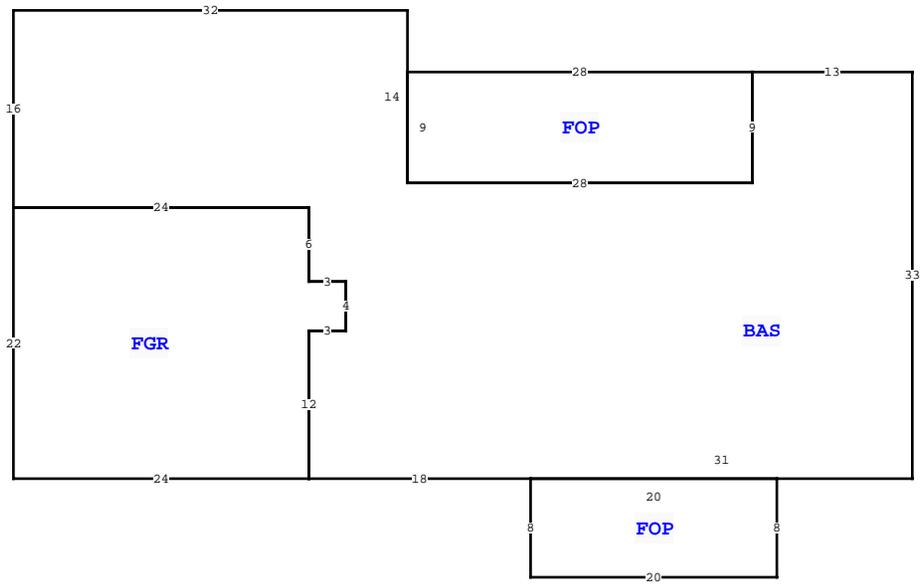
BIRCHARD MARK E
 322 NW CLUB VIEW CIR
 LAKE CITY, FL 32055

2026

27-3S-16-02346-005

BUILDING CHARACTERISTICS	
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	147.98	325,260	2003	2003	0	0	22.00	78.00	
1 SINGLE FAM 100% - 2004 Heated Area: 1777 HX Base Yr 2004												



Quality					
DOR CODE	MAP NUM				
07 07	06				
0100 SINGLE FAMILY					
27316.080	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100		1,777	205,109
FGR	540	55		297	34,281
FOP	160	30		48	5,540
FOP	252	30		76	8,772
TOTALS	2,729			2,198	253,703

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			253,703
TOTAL MARKET OB/XF VALUE			4,248
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			284,951
SOH/AGL Deduction			101,793
ASSESSED VALUE			183,158
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			131,747
TOTAL JUST VALUE			284,951
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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

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							

REVIEW DATE 03/29/2023 BY ks																													
Total Acres: 0.67										Total Land Value: 27,000					Market: 0					Agricultural: 0					Common: 27,000				