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

**2027**

**27-3S-16-02346-005**

## BUILDING CHARACTERISTICS

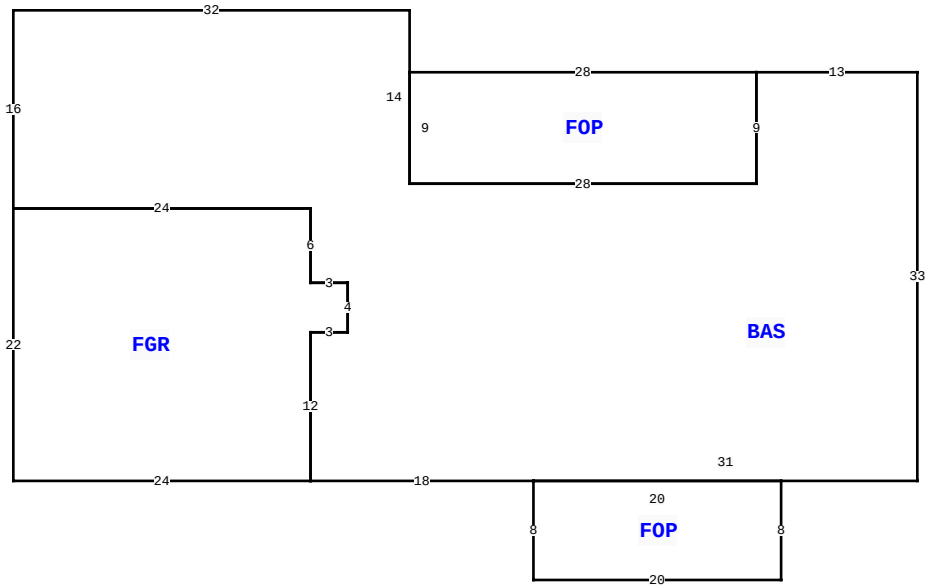
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 |
| Quality | 07 | 07 |
| 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 | 1,777 | 100 | | 1,777 | 197,916 |
| FGR | 540 | 55 | | 297 | 33,079 |
| FOP | 160 | 30 | | 48 | 5,346 |
| FOP | 252 | 30 | | 76 | 8,465 |
| TOTALS | 2,729 | | | 2,198 | 244,805 |

## 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 | 142.79 | 313,852 | 2003 | 2003 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 100% - 2004 Heated Area: 1777 HX Base Yr 2004




322 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 | 0296 | SHED METAL | 0 | 100 | 12 | 16 | 192.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 960 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,644.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 3,288 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 244,805 |
| TOTAL MARKET OB/XF VALUE | | 4,248 |
| TOTAL LAND VALUE - MARKET | | 27,000 |
| TOTAL MARKET VALUE | | 276,053 |
| SOH/AGL Deduction | | 87,400 |
| ASSESSED VALUE | | 188,653 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 137,242 |
| TOTAL JUST VALUE | | 276,053 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 280,510 |

SALE:1:1: 2 PARCELS / 1 DEED

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 FOP= W28 S9 E28 N9$ S9 W28 N14 W32 S16 FGR= S22 E24 N12 E3 N4 W3 N6 W24$ E24 S6 E3 S4 W3 S12 E18 FOP= S8 E20 N8 W20$ E31 N33$.

## LAND DESCRIPTION

TOTAL OB/XF 4,248

| 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 | 1.50 | LT | | 1.00 | 1.00 | 0.60 | 30,000.00 | 18,000.00 | 27,000 | | | | | | | |

REVIEW DATE 07/10/2026 BY kellen Total Acres: 0.67 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/17/2026 BY SYS