LOT 7 BLK 1 CLUB VIEW PARK S/D.
556-528, 619-371, 761-1429, CT 1

PARKER COURTNEY RENA
378 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-007

BUILDING CHARACTERISTICS

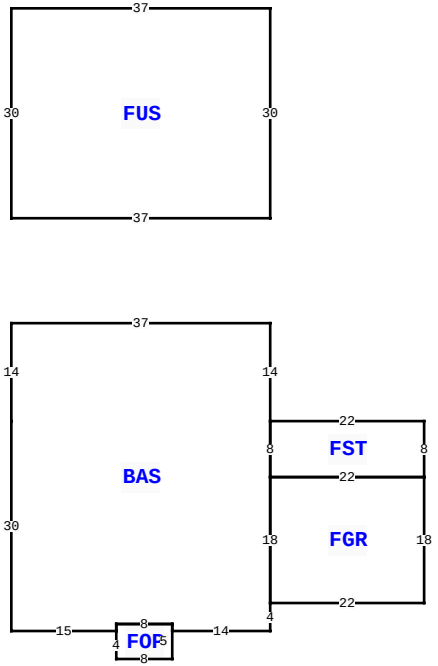
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,620	100		1,620	103,889
FGR	396	55		218	13,980
FOP	40	30		12	770
FST	176	55		97	6,221
FUS	1,110	100		1,110	71,183
TOTALS	3,342			3,057	196,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,057	89.6952	98.66	301,604	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2730 HX Base Yr



378 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	1.00	UT	0.00	0.00	100	0	0	3	100	1,497	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	196,043
TOTAL MARKET OB/XF VALUE	3,497
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	217,540
SOH/AGL Deduction	0
ASSESSED VALUE	217,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,540
TOTAL JUST VALUE	217,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055652	Remodel	5,700	05/12/2026
000049282	Roof Replacement	13,500	02/23/2024
12042	REMODEL	60	01/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/257	7/24/2026	WD	Q	I	01	422,000
GRANTOR: TRANSFORMATION LLC						
GRANTEE: PARKER COURTNEY REN						
1508/1805	2/13/2024	WD	U	I	12	198,000
GRANTOR: U.S. BANK TRUST NATIO						
GRANTEE: TRANSFORMATION LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S14 S30 E15 FOP= S4E8 N5 W8 S1$ N1 E8 S1 E14 N4 FGR= E22 N18 W22 S18$ N18 FST= E22 N8 W22 S8 $ N8 N14$ PTR=N15 FUS= N30 W37 S30 E37$S15$.

LAND DESCRIPTION

TOTAL OB/XF 3,497

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	30,000.00	18,000.00	18,000							

REVIEW DATE 03/11/2024 BY JS Total Acres: 0.45 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS