LOT 13 & E 20 FT OF LOT 12
BLOCK 1, CLUB VIEW PARK S/D.
ORB 299-160, 748-2294,

SCOTT PATRICK N/SCOTT JENNIFER H
466 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

27-3S-16-02346-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

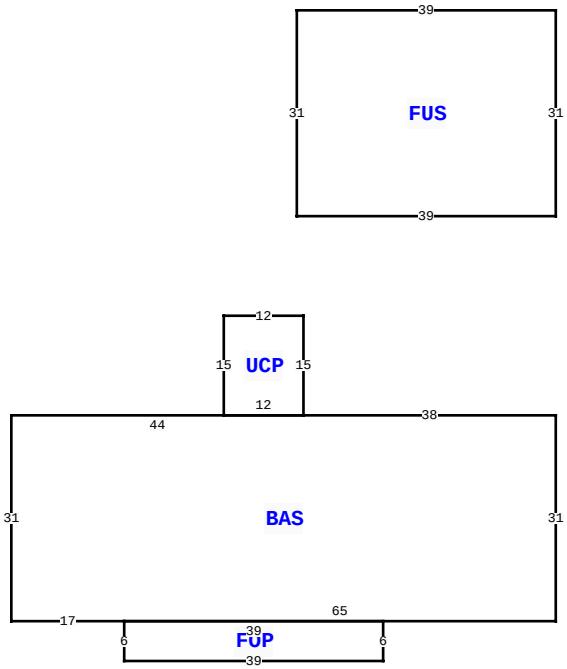
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	2,542	100		2,542	235,618
FOP	234	30		70	6,488
FUS	1,209	100		1,209	112,062
UCP	180	20		36	3,337
TOTALS	4,165			3,857	357,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,857	125.0865	142.60	550,008	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 3751 HX Base Yr 2005



466 NW CLUBVIEW CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		357,505
TOTAL MARKET OB/XF VALUE		7,808
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		395,313
SOH/AGL Deduction		178,515
ASSESSED VALUE		216,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,387
TOTAL JUST VALUE		395,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,046

SALE:2:1: CERTIFICATE OF TITLE BY CLERK OF COURT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048194	Roof Replacement	18,000	09/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1018/1862	6/16/2004	WD	Q	I		163,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: PATRICK N & JENNIFE						
0996/2554	9/03/2003	CT	Q	I	03	155,000
GRANTOR: CLERK OF COURT (ROB						
GRANTEE: AMERICAN GENERAL HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UCP= N15 W12 S15 E12$ W44 S31 E17 FOP= S6 E39 N6 W39$E65 N31$ PTR=N30 FUS= N31 W39 S31 E39$ S30$.

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	100	0	0	2,808.00	UT	1.00	1.00	100	0	0	3	100	2,808	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,808

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/11/2023 BY jerry Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/08/2026 BY SYS