

LOT 14 BLK 1 CLUB VIEW PARK &  
ALSO THAT PORTION OF AN  
UN-NAMED CO RD LYING E OF LOT

REEDER ROSE  
494 NW CLUBVIEW CIR  
LAKE CITY, FL 32055

**2026**

27-3S-16-02346-014

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	90		
Interior Floo	07	CORK/VTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	01	NONE	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	1,972	100		1,972	187,617
FGR	462	55		254	24,166
FOP	28	30		8	761
FSP	312	40		125	11,892
FST	147	55		81	7,706
TOTALS	2,921			2,440	232,143

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 0			357,143	1971	1971	0	0	35.00	65.00	

  

Heated Area: 1972 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			232,143
TOTAL MARKET OB/XF VALUE			4,041
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			266,184
SOH/AGL Deduction			128,866
ASSESSED VALUE			137,318
TOTAL EXEMPTION VALUE	HX HB SL WX		137,318
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			266,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,108
BLDG:1:1: PART OF FGR TO FST			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042602	Roof Replacement	13,800	08/23/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / SALE PRICE
0563/0084	5/01/1985	WD Q I	83,500
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W44 S33 E29 FOP= E7 N4 W7 S4\$ N4 E35 FGR= E21 N22 W21 S22\$ N22FST= E21 N7 W21 S7\$ N7 FSP= E6 N12 W26 S12 E20\$ W20\$.			

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	100	0	547.00	UT	3.00	3.00	100	1993	1993	3	100	1,641	

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	DPHT 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								