

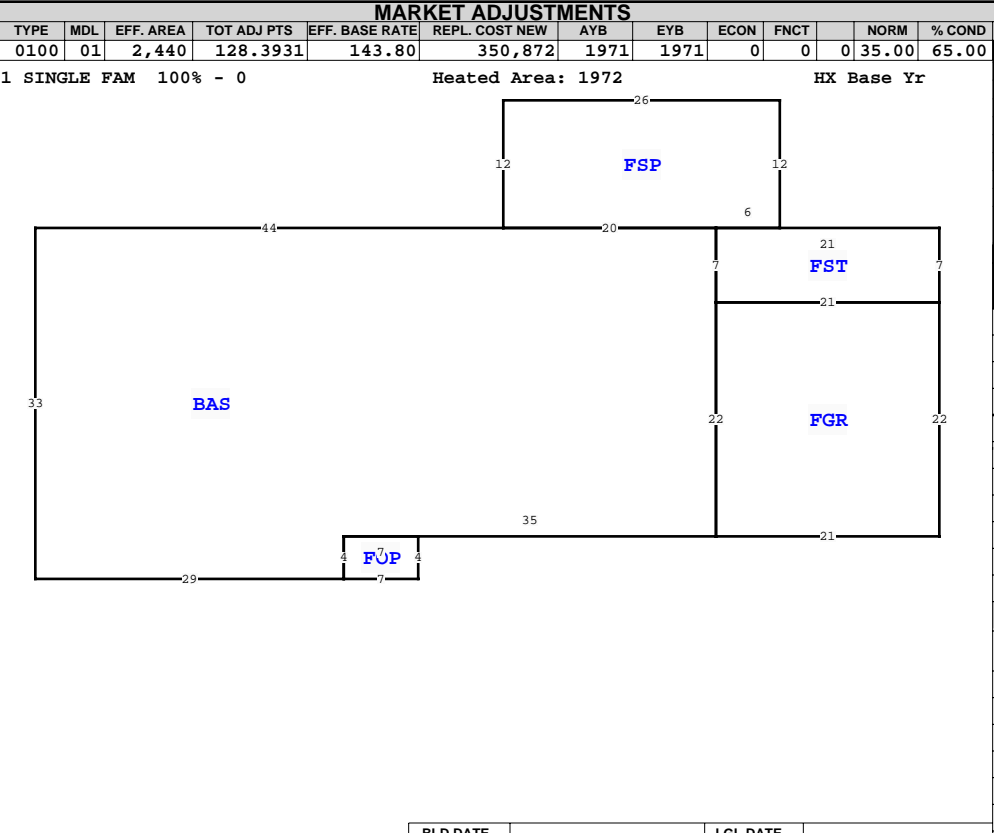
LOT 14 BLK 1 CLUB VIEW PARK &
ALSO THAT PORTION OF AN
UN-NAMED CO RD LYING E OF LOT

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 Floor	14	CARPET 90			
Interior Floor	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 Units	05	CONV 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	184,323
FGR	462	55		254	23,741
FOP	28	30		8	748
FSP	312	40		125	11,684
FST	147	55		81	7,571
TOTALS	2,921			2,440	228,067



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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		228,067
TOTAL MARKET OB/XF VALUE		4,041
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		262,108
SOH/AGL Deduction		124,790
ASSESSED VALUE		137,318
TOTAL EXEMPTION VALUE	HX HB SL WX	137,318
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		262,108
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 U	V I	RSN CD	SALE PRICE
0563/0084	5/01/1985	WD	Q	I		83,500

GRANTOR:
GRANTEE:

494 NW CLUBVIEW CIR, LAKE CITY

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	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	547.00	UT	3.00	100	1993	1993	3	100	1,641	

TOTAL OB/XF 4,041

LAND DESCRIPTION		TOTAL OB/XF 4,041																						
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							