

LOT 1 BLK 2 CLUB VIEW PARK S/D.  
339-650, 761-1545, 914-2283, WD

PIERCE CHRIS L/PIERCE STEPHANIE  
810 NW CLUBVIEW CIR  
LAKE CITY, FL 32055

**2026**

27-3S-16-02346-015  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
BAS	2,055	100	
FGR	572	55	
FOP	84	30	
UOP	340	20	
TOTALS	3,051		

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%	- 2021								
			Heated Area: 2055			HX Base Yr 2021					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			263,623
TOTAL MARKET OB/XF VALUE			6,052
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			299,675
SOH/AGL Deduction			66,636
ASSESSED VALUE			233,039
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			181,628
TOTAL JUST VALUE			299,675
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,326
SALE:1:1: LOT 1, BLK 2, CLUB VIEW PARK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1427/676	12/28/2020	WD Q	Q	I	01	249,500
GRANTOR: SHAW LARRY K & JENNIF						
GRANTEE: PIERCE CHRIS L						
0914/2283	11/20/2000	WD Q	Q	I		128,900
GRANTOR: PULKRABEK						
GRANTEE: LARRY K & JENNIFER						

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	500			
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200			
3	0166	CONC, PAVMT	0	100	12	48	UT	2.00	2.00	100	1993	1993	3	100	1,152			
4	0169	FENCE/WOOD	0	100	12	48	UT	7.50	7.50	100	1993	1993	3	100	2,400			
5	0119	MASONRY WA	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	800			
TOTALS												3,051						

BUILDING NOTES			
810 NW CLUBVIEW CIR, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W12 UOP= N10 W34 S10 E34\$ W61S31 E26 FOP= S4 E21 N4 W21\$ E21 FGR= S14 E26 N22 W26 S8\$ N8 E26 N23\$.			

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	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							