

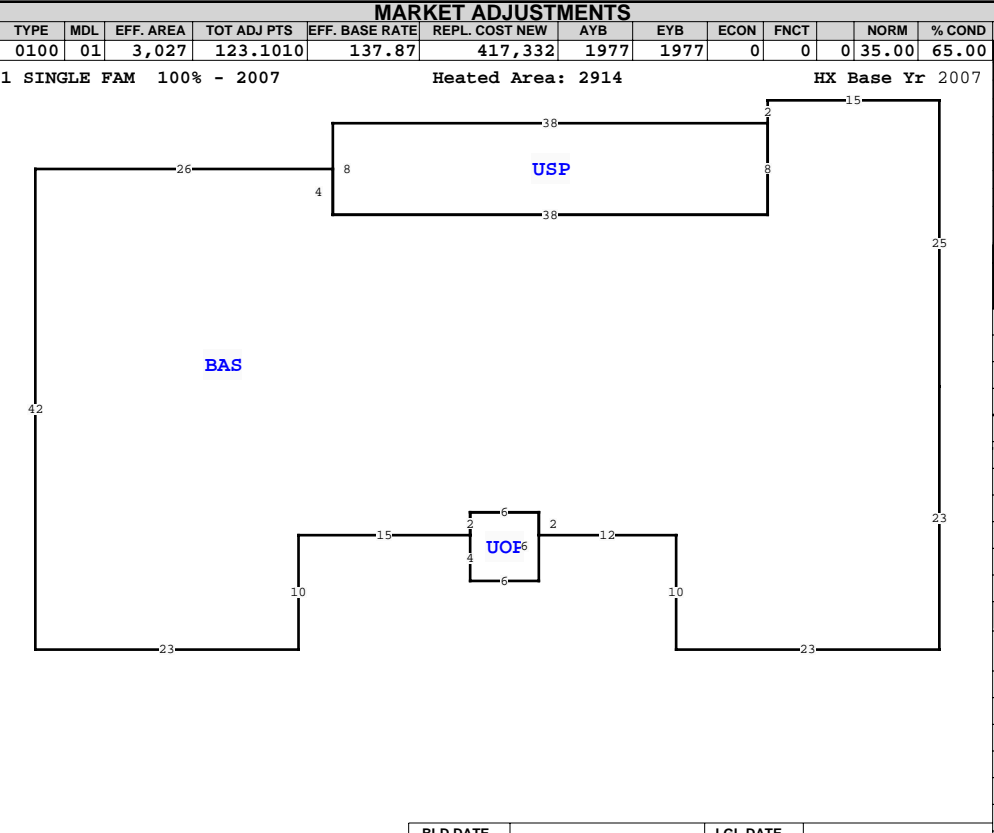
LOTS 2 & 3 BLOCK 2 CLUB VIEW
 PARK S/D. ORB 637-565,
 802-1468, 802-2077, 907-514,

BLANKENSHIP JAMES H II/BLANKENSHIP SHERRY R
 768 NW CLUBVIEW CIRCLE
 LAKE CITY, FL 32055

2026

27-3S-16-02346-016


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,914	100	
UOP	36	20	
USP	304	35	
TOTALS	3,254		



COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		271,266
TOTAL MARKET OB/XF VALUE		45,625
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		370,891
SOH/AGL Deduction		139,811
ASSESSED VALUE		231,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,669
TOTAL JUST VALUE		370,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048485	Storage Building	4,900	10/24/2023
000042230	Storage Building	15,648	06/29/2021
32464	MAINT/ALTR	80	11/07/2014
27590	POOL ENCL	160	01/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/0204	7/21/2005	WD	Q	I		250,000

GRANTOR: WIDERGREN
 GRANTEE: BLANKENSHIP

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0907/0514	7/26/2000	WD	Q	I		158,000

GRANTOR: WILLIAM H & LINDA KIR
 GRANTEE: TODD & SHEILA WIDER

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
5	0169	FENCE/WOOD	0	100	0	0	240.00	UT	7.50	7.50	100	1993	1993	3	100	1,800	
6	0282	POOL ENCL	0	100	27	52	1,404.00	UT	15.00	15.00	100	2009	2009	3	40	8,424	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
8	0119	MASONRY WA	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2023	2022		100	1,900	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
10	0030	BARN, MT	0	100	0	0	1.00	UT	7,665.00	7,665.00	100	2025	2024		100	7,665	

LAND DESCRIPTION

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	2.00	LT		1.00	1.00	0.90	30,000.00	27,000.00	54,000							