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

2027

27-3S-16-02346-016

BUILDING CHARACTERISTICS

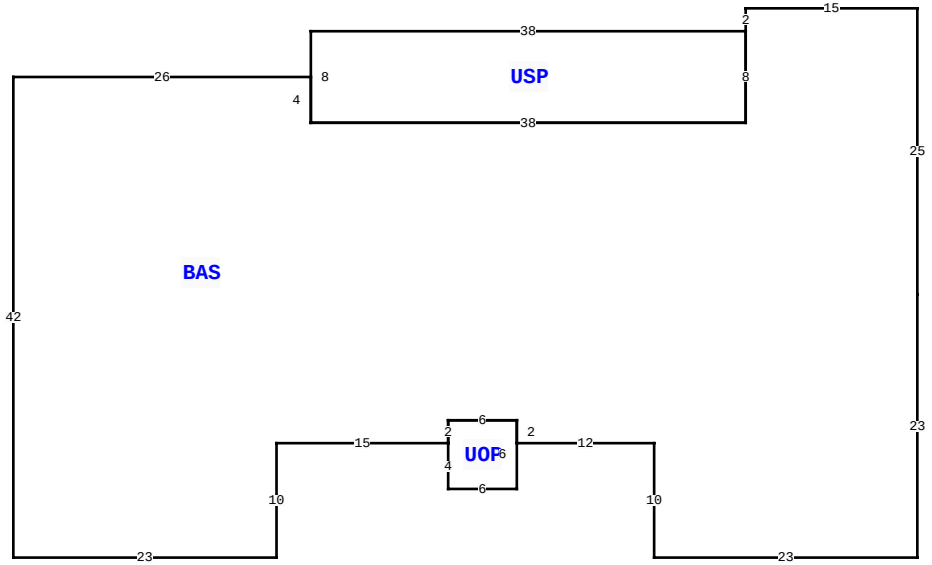
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,914	100		2,914	256,480
UOP	36	20		7	616
USP	304	35		106	9,329
TOTALS	3,254			3,027	266,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,027	123.1010	135.41	409,886	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2914 HX Base Yr 2007



768 NW CLUBVIEW CIR, LAKE CITY

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

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	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

TOTAL OB/XF 45,625

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

REVIEW DATE 02/21/2024 BY RP Total Acres: 1.09 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	266,426
TOTAL MARKET OB/XF VALUE	45,625
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	366,051
SOH/AGL Deduction	128,039
ASSESSED VALUE	238,012
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	186,601
TOTAL JUST VALUE	366,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,891

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						
0907/0514	7/26/2000	WD	Q	I		158,000
GRANTOR: WILLIAM H & LINDA KIR						
GRANTEE: TODD & SHEILA WIDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S2 USP= W38 S8 E38 N8$ S8 W38 N4 W26 S42 E23 N10
E15UOP= S4 E6 N6 W6 S2$ N2 E6S2 E12 S10 E23 N23 N25$.