

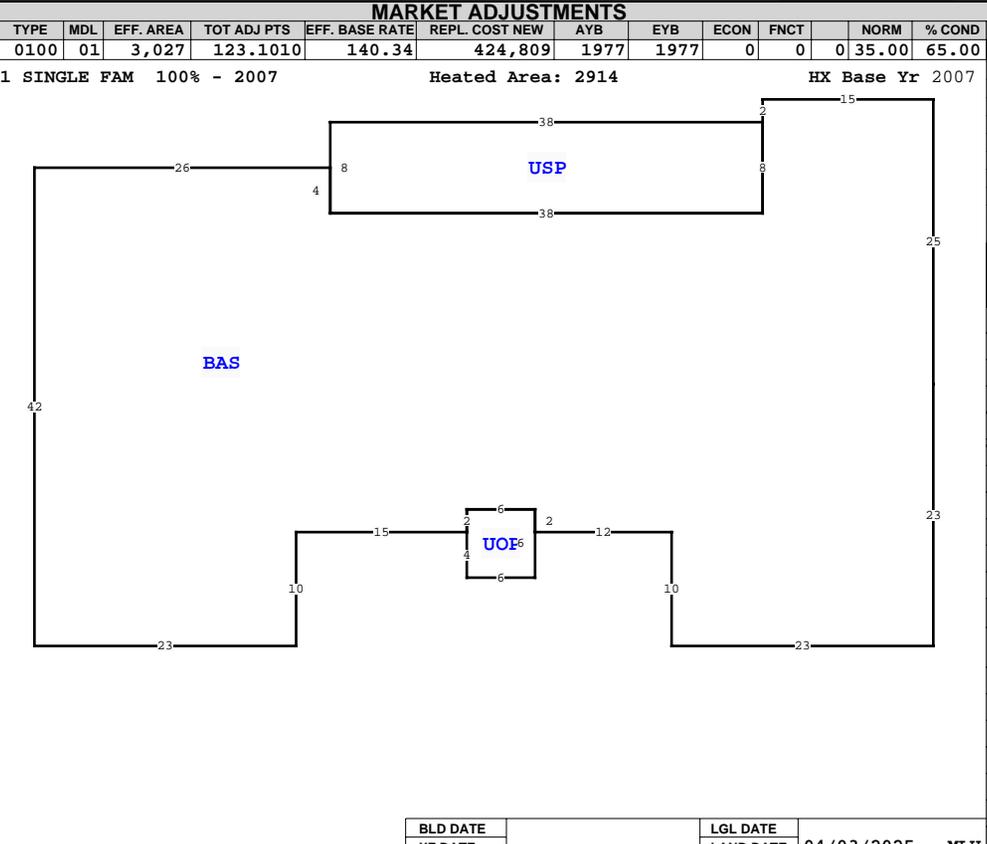
LOTS 2 & 3 BLOCK 2 CLUB VIEW  
 PARK S/D. ORB 637-565,  
 802-1468, 802-2077, 907-514,

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

**2026**

27-3S-16-02346-016  


ELEMENT		BUILDING CHARACTERISTICS		CONSTRUCTION	
CD	CD	CD	CD	CD	CD
19	COMMON BRK	100			
03	GABLE/HIP	100			
12	MODULAR MT	100			
05	DRYWALL	100			
14	CARPET	80			
15	HARDTILE	20			
03	CENTRAL	100			
04	AIR DUCTED	100			
4	Bedrooms	100			
2.5	Bathrooms	100			
01	Frame	NONE	100		
1.1	Stories	1.100			
05	Architectural Units	CONV	100	0	100
03	Condition Adj	03	100		
01	Kitchen Adjus	01	100		
07	Quality	07	07		
0100	DOR CODE	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	265,818
UOP	36	20		7	638
USP	304	35		106	9,669
<b>TOTALS</b>	<b>3,254</b>			<b>3,027</b>	<b>276,126</b>



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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
<b>BUILDING MARKET VALUE</b>		276,126
<b>TOTAL MARKET OB/XF VALUE</b>		45,625
<b>TOTAL LAND VALUE - MARKET</b>		54,000
<b>TOTAL MARKET VALUE</b>		375,751
SOH/AGL Deduction		144,671
<b>ASSESSED VALUE</b>		231,080
<b>TOTAL EXEMPTION VALUE</b>	HX HB	51,411
<b>BASE TAXABLE VALUE</b>		179,669
<b>TOTAL JUST VALUE</b>		375,751
<b>NCON VALUE</b>		0
<b>INCOME VALUE</b>		
<b>PREVIOUS YEAR MKT VALUE</b>		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	

**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\$.

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