LOT 4 BLOCK 2 CLUB VIEW PARK S/D

327-620, 855-1709, WD 1100-1135,

PATEL RUPESH K G/PATEL JAYEENI
746 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-018

BUILDING CHARACTERISTICS

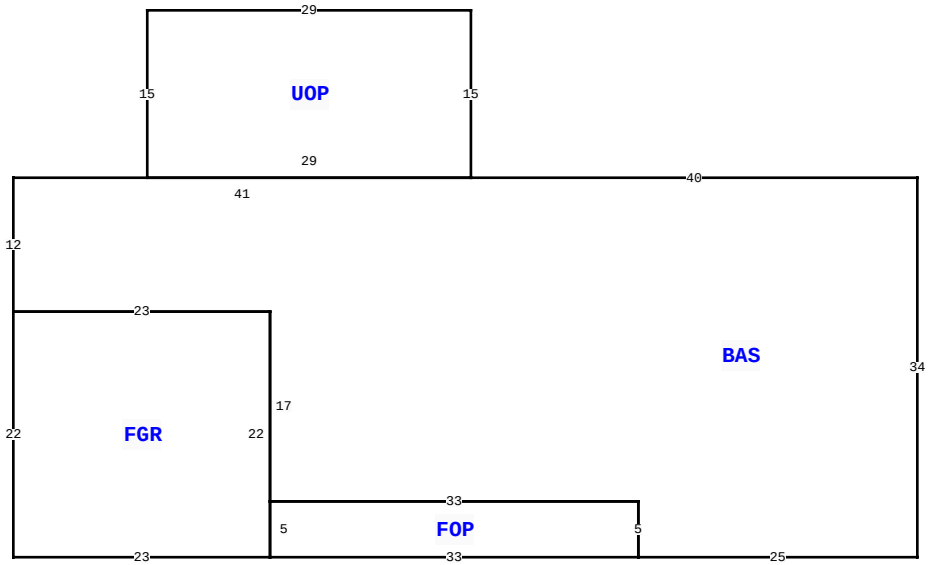
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
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	2,083	100		2,083	135,381
FGR	506	55		278	18,068
FOP	165	30		50	3,250
UOP	435	20		87	5,655
TOTALS	3,189			2,498	162,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,498	107.4240	118.17	295,189	1980	1980	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 2083 HX Base Yr



746 NW CLUBVIEW CIR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,354
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	195,654
SOH/AGL Deduction	0
ASSESSED VALUE	195,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,654
TOTAL JUST VALUE	195,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/1135	10/23/2006	WD	Q	I		215,000
GRANTOR: O GRADY						
GRANTEE: PATEL						
0855/1709	3/06/1998	WD	Q	I		128,000
GRANTOR: TUTTLE						
GRANTEE: O'GRADY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N15 W29 S15 E29$ W41 S12 FGR= S22 E23 N22W23$ E23 S17 FOP= S5 E33 N5 W33$ E33 S5 E25 N34$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.44 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS