LOT 6 BLK 2 CLUB VIEW PARK S/D & VIEW UNIT 1.

BURNHAM JACOB J/BURNHAM KRISTI K
706 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-019

BUILDING CHARACTERISTICS

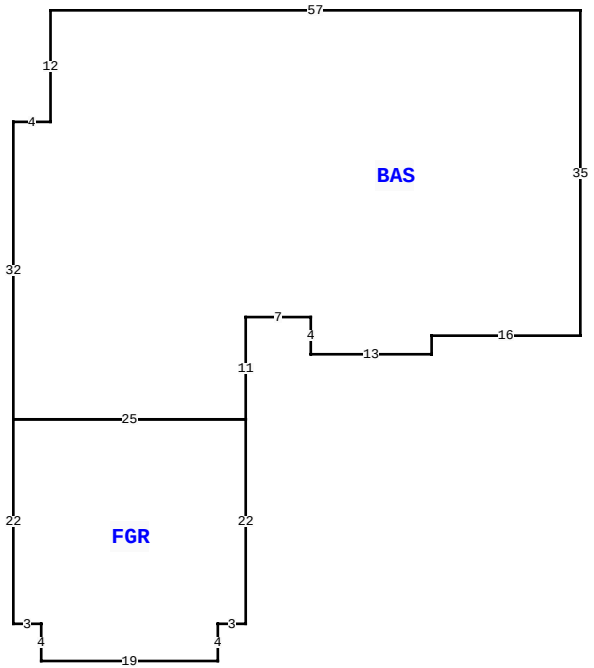
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	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	2,324	100		2,324	210,985
FGR	626	55		344	31,230
TOTALS	2,950			2,668	242,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,668	126.9730	139.67	372,640	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2324 HX Base Yr 2023



706 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1973	1973	3	100	1,050	
2	0166	CONC,PAVMT	0	100	0	0	2,232.00	UT	2.00	2.00	100	1993	1993	3	100	4,464	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,216
TOTAL MARKET OB/XF VALUE		10,714
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		312,930
SOH/AGL Deduction		44,989
ASSESSED VALUE		267,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,530
TOTAL JUST VALUE		312,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,334

SALE:4:1: LOT 26 FAIRWAY VIEW UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/762	10/28/2022	WD	Q	I	01	305,000
GRANTOR: FRANKEL CYNTHIA M						
GRANTEE: BURNHAM JACOB J						
1332/1236	3/08/2017	WD	U	I	12	170,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CYNTHIA M FRANKEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S12 W4 S32 FGR= S22E3 S4 E19 N4 E3 N22 W25$ E25 N11 E7 S4 E13 N2 E16 N35$.

LAND DESCRIPTION

TOTAL OB/XF 10,714

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	0000	C	VAC RES	100		00	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: 0.83 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS