



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN 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	3.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,721	95.6004	108.98	405,515	1999	1999	10	0	26.00	64.00

1 SINGLE FAM 100% - 2026 Heated Area: 3286 HX Base Yr 2026

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			259,530
TOTAL MARKET OB/XF VALUE			4,061
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			293,591
SOH/AGL Deduction			0
ASSESSED VALUE			293,591
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			242,180
TOTAL JUST VALUE			293,591
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,026

Quality	06 06				
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	290	100		290	20,227
BAS	1,994	100		1,994	139,076
BAS	290	100	2024	290	20,227
FGR	440	55		242	16,879
FOP	79	30		24	1,674
FOP	216	30	2024	65	4,534
FOP	348	30	2024	104	7,254
FUS	712	100	2024	712	49,660
TOTALS	4,369			3,721	259,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045928	Roof Replacement	28,000	11/16/2022
000045243	Additions	312,486	08/22/2022
14655	SFR	400	10/22/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1548	4/10/2018	WD	U	I	30	135,000

GRANTOR: NILESH R PATEL  
GRANTEE: JANAK & BHAVNABAHEN  
0854/0568 2/25/1998 WD Q V 14,000  
GRANTOR: FERNANDEZ  
GRANTEE: PATEL

EXTRA FEATURES		726 NW CLUBVIEW CIR, LAKE CITY														
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	0166	CONC, PAVMT	0	100	0	0	0	1,575.00	UT 1.50	1.50	100	1999	1999	3	100	2,363
2	0169	FENCE/WOOD	0	100	0	0	0	128.00	UT 3.50	3.50	100	1999	1999	3	100	448
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	1999	1999	3	100	250
4	0296	SHED METAL	0	100	0	0	0	1,000.00	UT 1,000.00	1,000.00	100	2023	2022		100	1,000

TOTAL OB/XF												4,061					
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W16 N10 W29 S10 W19 S27 E19 E1 N3 E8 S3 E16 E20 N27 \$											
FUS=[YR=2024;ORIG=-81,-30] W11 S12 W18 S20 E29 N32 \$											
FGR=[ORIG=-20,27] S22 E20 N22 W20 \$											
FOP=[YR=2024;ORIG=-45,-42] E29 S12 W29 N12 \$											
BAS=[ORIG=-16,-10] N10 W29 S10 E29 \$											
BAS=[YR=2024;ORIG=-45,-30] E29 S10 W29 N10 \$											
FOP=[ORIG=-45,27] S5 E11 N5 W2 N3 W8 S3 W1 \$											
FOP=[YR=2024;ORIG=-110,-30] E18 S12 W18 N12 \$											

LAND DESCRIPTION												TOTAL OB/XF												4,061					
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000												