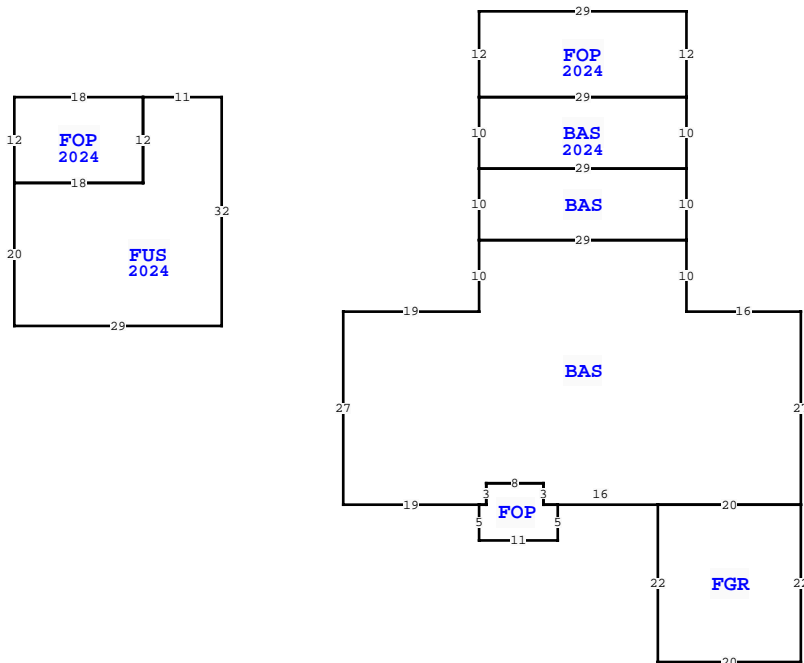


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	107.07	398,407	1999	1999	10	0	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	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	254,980			
TOTAL MARKET OB/XF VALUE	4,061			
TOTAL LAND VALUE - MARKET	30,000			
TOTAL MARKET VALUE	289,041			
SOH/AGL Deduction	0			
ASSESSED VALUE	289,041			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	237,630			
TOTAL JUST VALUE	289,041			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	293,026			

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						

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	19,872
BAS	1,994	100		1,994	136,639
BAS	290	100	2024	290	19,872
FGR	440	55		242	16,583
FOP	79	30		24	1,645
FOP	216	30	2024	65	4,454
FOP	348	30	2024	104	7,126
FUS	712	100	2024	712	48,790
TOTALS	4,369			3,721	254,980

726 NW CLUBVIEW CIR, LAKE CITY

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

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	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	1.00	UT 1,000.00	1,000.00	100	2023	2022		100	1,000

BUILDING NOTES													
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 \$													

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							