LOT 7 & S1/2 OF LOT 8 BLOCK 2 CL S/D.

BRANTLEY RICHARD STEPHEN II/BRANTLEY KRISTIN NICHO
676 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-021

BUILDING CHARACTERISTICS

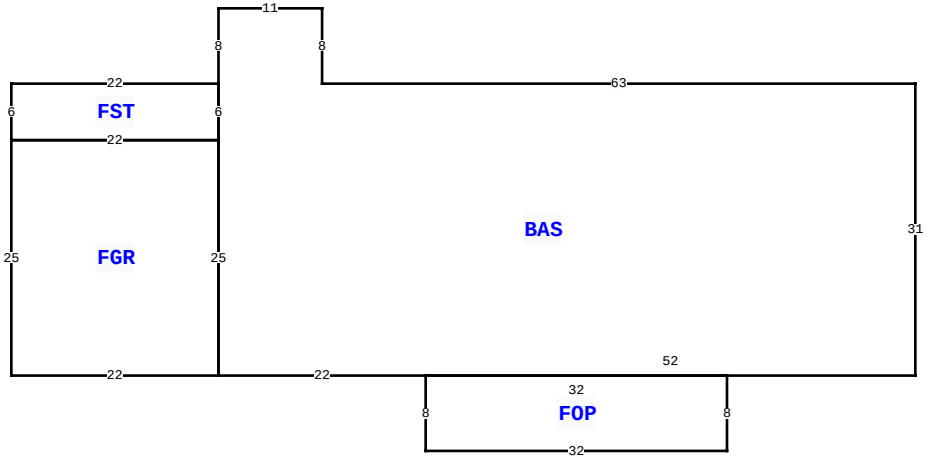
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,382	100		2,382	216,901
FGR	550	55		302	27,500
FOP	256	30		77	7,012
FST	132	55		73	6,648
TOTALS	3,320			2,834	258,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,834	127.3536	140.09	397,015	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2382 HX Base Yr 2023



676 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	0	0	3	100	1,275	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	3,600.00	UT	2.00	2.00	100	1993	1993	3	100	7,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	258,060
TOTAL MARKET OB/XF VALUE	14,475
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	317,535
SOH/AGL Deduction	22,806
ASSESSED VALUE	294,729
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	238,318
TOTAL JUST VALUE	317,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048650	Roof Replacement	22,000	11/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1477/62	10/11/2022	WD	Q	I	01	290,000
GRANTOR: SELF THOMAS BENJAMIN						
GRANTEE: BRANTLEY RICHARD ST						
1253/1558	4/23/2013	WD	Q	I	01	140,000
GRANTOR: KATHLEEN CALVER & CAR						
GRANTEE: THOMAS BENJAMIN JAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 N8 W11 S8 FST= W22 S6 E22 N6$ S6 FGR= W22 S25 E22 N25$ S25 E22 FOP= S8 E32 N8 W32$ E52 N31$.

LAND DESCRIPTION

TOTAL OB/XF 14,475

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			0.00	0.00	1.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.63 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/16/2026 BY SYS