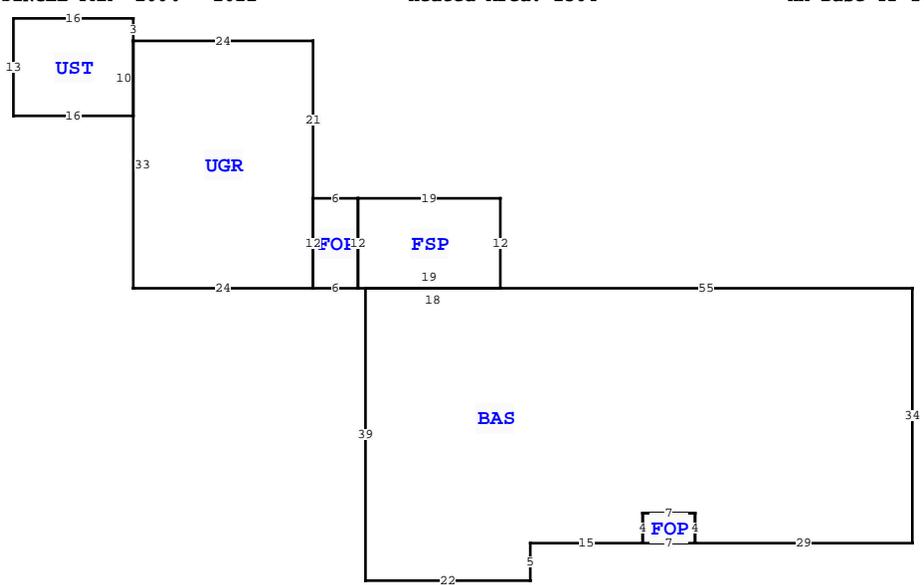


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	05	AVERAGE 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	2,564	100		2,564	200,509
FOP	28	30		8	625
FOP	72	30		22	1,721
FSP	228	40		91	7,116
UGR	792	45		356	27,840
UST	208	45		94	7,351
TOTALS	3,892			3,135	245,162

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		Heated Area: 2564					HX Base Yr 2021	



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		245,162
TOTAL MARKET OB/XF VALUE		13,833
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		297,995
SOH/AGL Deduction		62,496
ASSESSED VALUE		235,499
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,088
TOTAL JUST VALUE		297,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29363	GARAGE	186	04/29/2011
27367	MAINT/ALTR	60	09/25/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1304	6/12/2020	WD	Q	I	01	230,000
GRANTOR: CHARLES G & MISCHAEL						
GRANTEE: PABLO O IZE-IYAMU						
1245/2381	11/05/2012	WD	U	I	14	100
GRANTOR: CHARLES G & MISCHAEL						
GRANTEE: CHARLES G & MISCHAE						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	1993	1993	3	100	1,200
2	0258	PATIO	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	150
3	0200	GARAGE F	0	100	24	46		1,104.00	UT 10.00	10.00	100	2011	2011	3	100	5,000
4	0166	CONC, PAVMT	0	100	0	0		2,975.00	UT 1.50	1.50	100	1993	1993	3	100	4,463
5	0130	CLFENCE 5	0	100	0	0		350.00	UT 4.00	4.00	100	1993	1993	3	100	1,400
6	0119	MASONRY WA	0	100	18	45		810.00	UT 2.00	2.00	100	2017	2017	3	100	1,620

BLD DATE: 04/03/2025 MLU
XF DATE: 04/03/2025
INC DATE: 04/03/2025

BUILDING NOTES	
638 NW CLUBVIEW CIR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W55 FSP= N12 W19 FOP= W6 UGR= N21 W24 UST= N3 W16 S13 E16 N10\$ S33 E24 N12\$ S12 E6 N12\$ S12 E19\$ W18 S39 E22 N5 E15 FOP= E7N4 W7 S4\$ N4 E7 S4 E29 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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		00	0.00	0.00	2.00	LT		1.00	1.00	0.65	30,000.00	19,500.00	39,000							