LOT 9 & N1/2 OF LOT 8 & S1/2 OF
2 CLUB VIEW PARK S/D.

IZE-IYAMU PABLO O
P O BOX 101
LAKE CITY, FL 32056-0101

2027

27-3S-16-02346-024

BUILDING CHARACTERISTICS

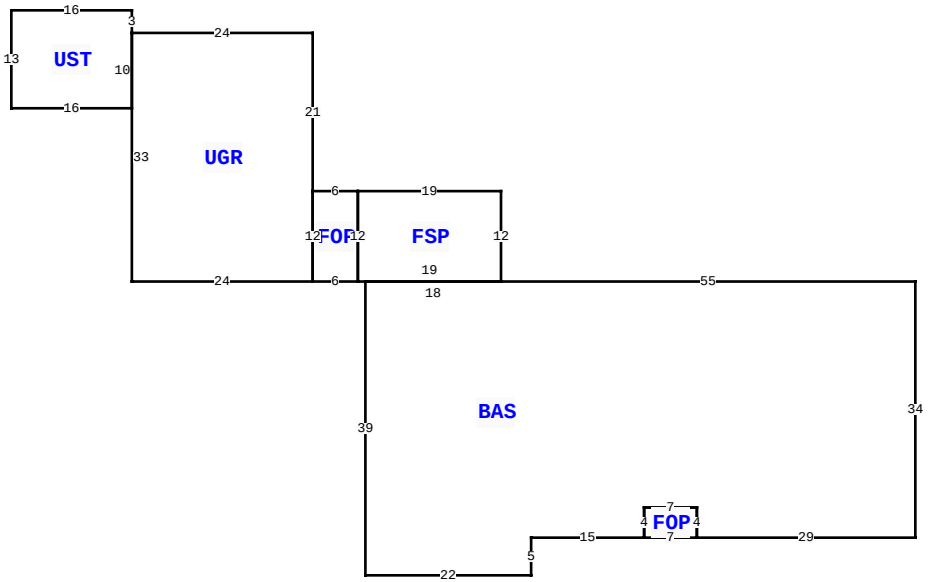
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	193,476
FOP	28	30		8	604
FOP	72	30		22	1,660
FSP	228	40		91	6,867
UGR	792	45		356	26,863
UST	208	45		94	7,093
TOTALS	3,892			3,135	236,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,135	105.5360	116.09	363,942	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2564 HX Base Yr 2021



638 NW CLUBVIEW CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,562
TOTAL MARKET OB/XF VALUE		13,833
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		289,395
SOH/AGL Deduction		46,831
ASSESSED VALUE		242,564
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,153
TOTAL JUST VALUE		289,395
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						

BUILDING NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 13,833

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.65	30,000.00	19,500.00	39,000							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.86 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/17/2026 BY SYS