LOT 12 BLOCK 2 CLUB VIEW PARK S/
PORTION OF LOT 13 BLOCK 2 CLUB V
S/D LYING E OF A LINE, WHICH LIN

TURNER VANESSA L
580 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-028

BUILDING CHARACTERISTICS

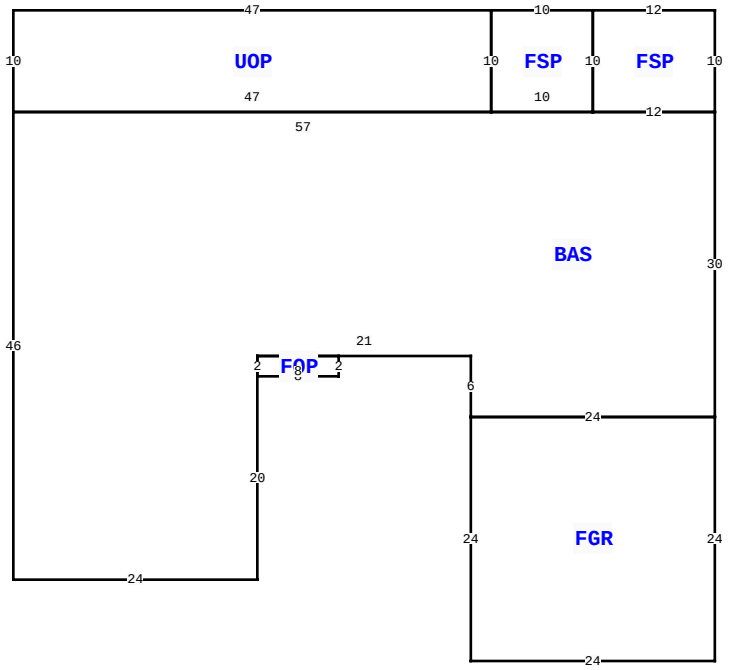
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	2,328	100		2,328	206,355
FGR	576	55		317	28,099
FOP	16	30		5	443
FSP	100	40		40	3,546
FSP	120	40		48	4,255
UOP	470	20		94	8,332
TOTALS	3,610			2,832	251,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,832	123.9700	136.37	386,200	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2328 HX Base Yr 2014



580 NW CLUBVIEW CIR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0166	CONC,PAVMT	0	100	0	0	1,480.00	UT	2.00	2.00	100	1993	1993	3	100	2,960	
5	0119	MASONRY WA	0	100	10	24	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,030
TOTAL MARKET OB/XF VALUE		7,160
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		303,190
SOH/AGL Deduction		134,282
ASSESSED VALUE		168,908
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		112,497
TOTAL JUST VALUE		303,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,755

XFOB:4:1: MT SHED

SALE:1:1: LOT 12 & PART OF 13 BLK 2 CLUB VIEW PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041944	Roof Replacement	18,710	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1049	3/15/2013	WD	Q	I	01	147,500
GRANTOR: DAVID W & JODI M SIRA						
GRANTEE: JAMES WYNDELL & VAN						
1003/1676	12/31/2003	WD	Q	I		118,800
GRANTOR: ADAMS						
GRANTEE: SIRARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S46 E24 N20 FOP= E8N2 W8S2$ N2 E21 S6 FGR= S24 E24 N24 W24$ E24 N30 FSP= N10 W12 FSP= W10 UOP= W47 S10 E47 N10$ S10 E10 N10$ S10 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 7,160

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 03/28/2023 BY KS Total Acres: 0.69 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS