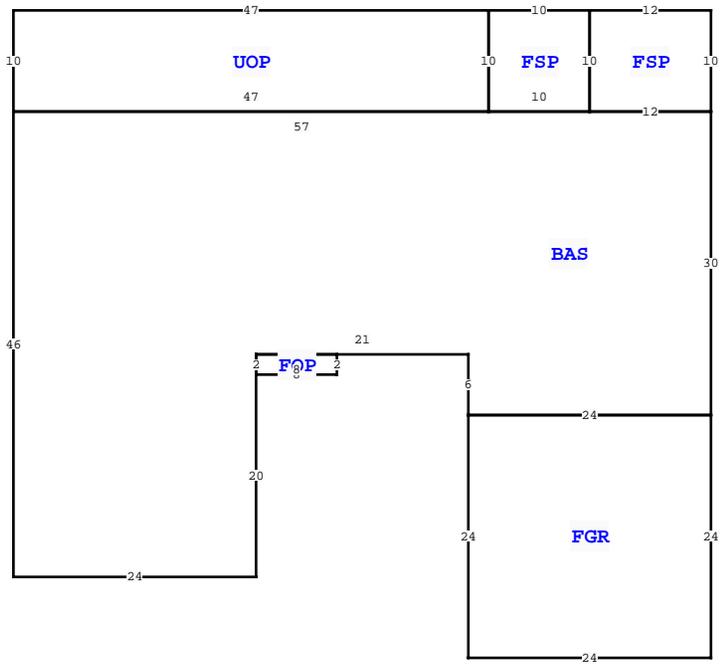


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	213,860
FGR	576	55		317	29,121
FOP	16	30		5	460
FSP	100	40		40	3,674
FSP	120	40		48	4,410
UOP	470	20		94	8,635
TOTALS	3,610			2,832	260,161

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	141.33	400,247	1972	1972	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 2328 HX Base Yr 2014												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			260,161
TOTAL MARKET OB/XF VALUE			7,160
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			312,321
SOH/AGL Deduction			148,333
ASSESSED VALUE			163,988
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			107,577
TOTAL JUST VALUE			312,321
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 / 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\$.			

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	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	1993	1993	3	100	2,960	
5	0119	MASONRY WA	0	100	10	24	UT	5.00	5.00	100	1993	1993	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	400	

TOTAL OB/XF														
7,160														
580 NW CLUBVIEW CIR, LAKE CITY														
BLD DATE			LGL DATE			LAND DATE			04/03/2025			MLU		
XF DATE			AG DATE											
INC DATE														

LAND DESCRIPTION																								
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			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 05/08/2026 BY SYS																							
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