LOT 15 BLOCK 2 CLUB VIEW PARK OR
PORTION OF AN UN-NAMED CO RD LYI
BLK 1, W OF LOT 15 BLK 2 & S OF

RICHARDSON JANIE WARD
522 NW CLUB VIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-031

BUILDING CHARACTERISTICS

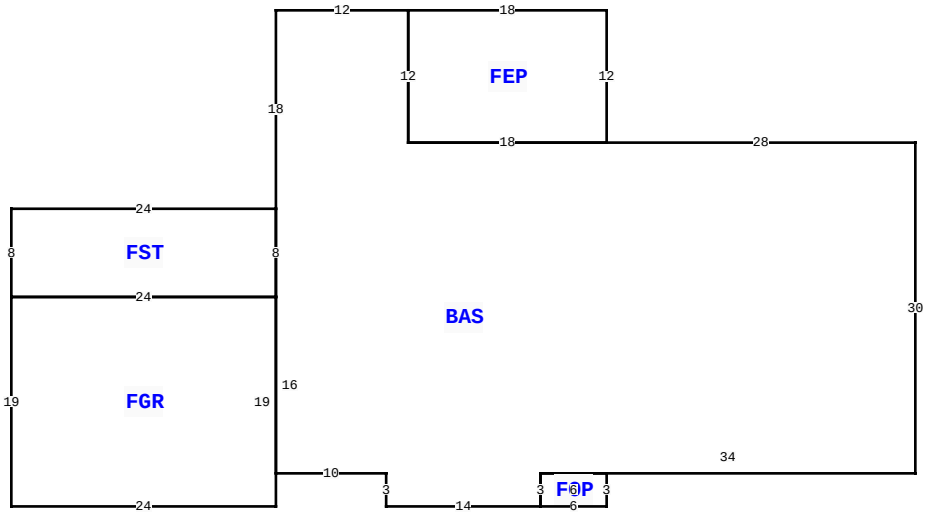
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,926	100		1,926	183,191
FEP	216	80		173	16,455
FGR	456	55		251	23,874
FOP	18	30		5	476
FST	192	55		106	10,082
TOTALS	2,808			2,461	234,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,461	133.0252	146.33	360,118	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1926 HX Base Yr 2025



522 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	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0130	CLFENCE 5	0	100	0	0	400.00	UT	5.50	5.50	100	1993	1993	3	100	2,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,077
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		274,677
SOH/AGL Deduction		121,102
ASSESSED VALUE		153,575
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		97,164
TOTAL JUST VALUE		274,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051073	Roof Replacement	26,610	10/14/2024
000049796	Electrical Servic	0	05/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1019	7/23/2025	QC	U	I	11	100
GRANTOR: RICHARDSON MATTHEW JA						
GRANTEE: RICHARDSON JANIE WA						
1525/1943	10/21/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST O						
GRANTEE: RICHARDSON JANIE WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FEP= N12 W18 S12 E18$ W18 N12 W12 S18 FST= W24S8 E24 N8$ S8 FGR= W24 S19 E24 N19$ S16 E10 S3 E14 FOP= E6 N3 W6 S3 $ N3 E34 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 12/12/2024 BY TW Total Acres: 0.52 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS