LOT 1 BLK 3 CLUB VIEW PARK S/D.
698-23, 880-438, PROB 1104-1860,

BUOTE LORRAINE M
581 NW CLUBVIEW CIRCLE
LAKE CITY, FL 32055

**2027**

**27-3S-16-02346-032**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 2 100 |
| 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

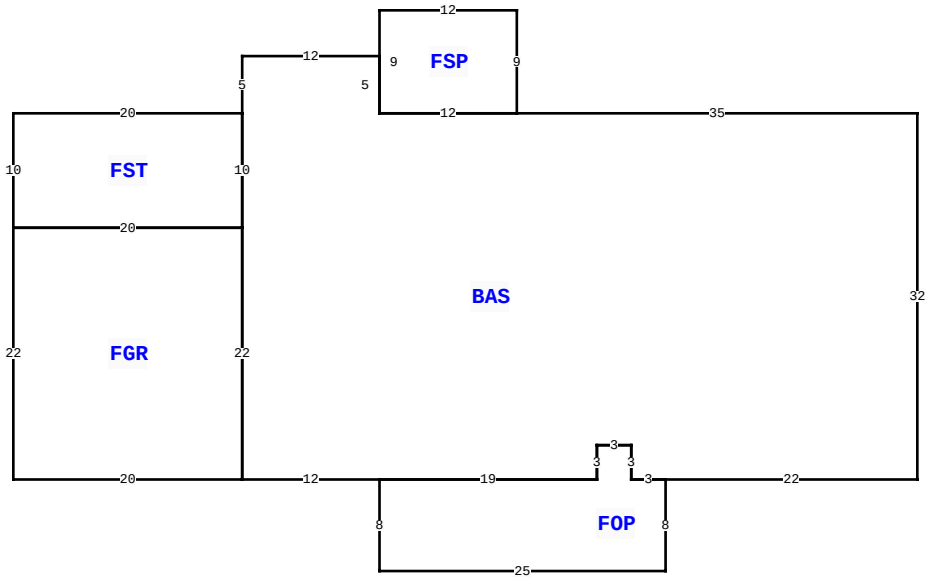
NEIGHBORHOOD/LOC 27316.080 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,939 | 100 | | 1,939 | 152,502 |
| FGR | 440 | 55 | | 242 | 19,033 |
| FOP | 209 | 30 | | 63 | 4,955 |
| FSP | 108 | 40 | | 43 | 3,382 |
| FST | 200 | 55 | | 110 | 8,652 |
| TOTALS | 2,896 | | | 2,397 | 188,524 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,397 | 109.9980 | 121.00 | 290,037 | 1984 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1939 HX Base Yr




817 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 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 50 | 1984 | 1984 | 3 | 50 | 500 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1984 | 1984 | 3 | 100 | 2,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 50 | 1993 | 1993 | 3 | 50 | 250 | |
| 4 | 0258 | PATIO | 0 | 0 | 9 | 15 | 135.00 | UT | 2.50 | 2.50 | 50 | 1993 | 1993 | 3 | 50 | 169 | |
| 5 | 0258 | PATIO | 0 | 0 | 23 | 30 | 690.00 | UT | 2.50 | 2.50 | 50 | 1993 | 1993 | 3 | 50 | 863 | |
| 6 | 0080 | DECKING | 0 | 0 | 9 | 47 | 423.00 | UT | 5.00 | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 1,058 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 188,524 |
| TOTAL MARKET OB/XF VALUE | 4,840 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 223,364 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 223,364 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 223,364 |
| TOTAL JUST VALUE | 223,364 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 226,792 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1526/1956 | 11/04/2024 | LE | U | I | 14 | 100 |
| GRANTOR: BUOTE LORRAINE M (ENH | | | | | | |
| GRANTEE: COCHRAN KAREN (RMDR | | | | | | |
| 1151/0648 | 5/13/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: CAROLYN HUGHES | | | | | | |
| GRANTEE: LORRAINE M BUOTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 FSP= N9 W12 S9 E12$ W12 N5 W12 S5 FST= W20 S10 E20 N10$ S10 FGR= W20 S22E20 N22$ S22 E12 FOP= S8 E25 N8 W3 N3 W3 S3 W19$ E19 N3 E3 S3 E3 E22 N32$.

## LAND DESCRIPTION

TOTAL OB/XF 4,840

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 03/29/2023 BY KS Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS