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

2026

27-3S-16-02346-032

BUILDING CHARACTERISTICS

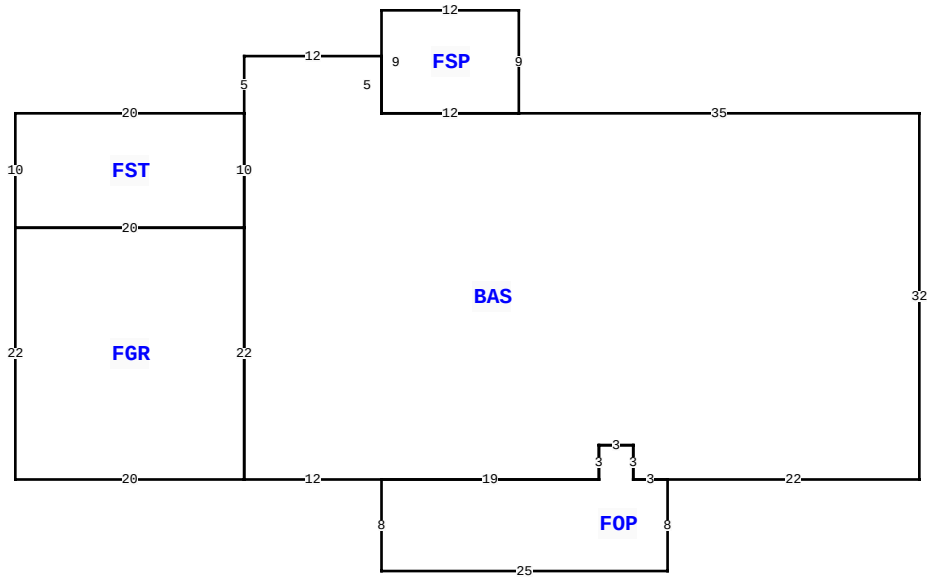
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	158,048
FGR	440	55		242	19,726
FOP	209	30		63	5,135
FSP	108	40		43	3,505
FST	200	55		110	8,966
TOTALS	2,896			2,397	195,380

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	125.40	300,584	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,380
TOTAL MARKET OB/XF VALUE	4,840
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	230,220
SOH/AGL Deduction	1,027
ASSESSED VALUE	229,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,193
TOTAL JUST VALUE	230,220
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$.

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	

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 05/08/2026 BY SYS