LOT 2 BLOCK 3 CLUB VIEW PARK
S/D. ORB 738-102, 757-2102,
779-2272, 850-2024,FJ 1014-

TYRE RHONDA LYNN
791 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-033

BUILDING CHARACTERISTICS

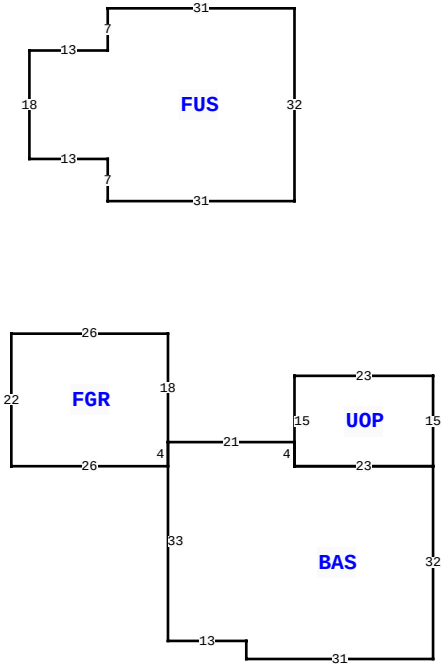
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,453	100		1,453	124,913
FGR	572	55		315	27,080
FUS	1,226	100		1,226	105,398
UOP	345	20		69	5,932
TOTALS	3,596			3,063	263,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,063	120.2386	132.26	405,112	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2679 HX Base Yr 2015



791 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	0	0	3	100	2,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	263,323
TOTAL MARKET OB/XF VALUE	5,700
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	299,023
SOH/AGL Deduction	111,320
ASSESSED VALUE	187,703
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	136,292
TOTAL JUST VALUE	299,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,821

SALE:4:1: LOT 2, BLOCK 3, CLUB VIEW PARK
SALE:3:1: REPO - LOT 2, BLK 3, CLUB VIEW PARK
SALE:2:1: LOT 2 BLK 3 CLUB VIEW PARK
SALE:1:1: LOT 2 BLK 3 CLUB VIEW PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047336	Roof Replacement	17,892	05/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/0250	11/04/2014	WD	U	I	12	124,900
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: RHONDA LYNN TYRE						
1267/0433	12/04/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LANG-						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FGR= N18 W26 S22 E26 N4$ S33 E13 S3 E31 N32 UOP= N15 W23 S15 E23$ W23 N4$ PTR=N40 FUS= N32 W31 S7 W13S18 E13 S7 E31$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 5,700

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 03/20/2026 BY robin Total Acres: 0.48 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS