LOT 3 BLOCK 3 CLUB VIEW PARK.
WD 1296-680, WD 1436-418,

RODDY WILLIAM
755 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-034

BUILDING CHARACTERISTICS

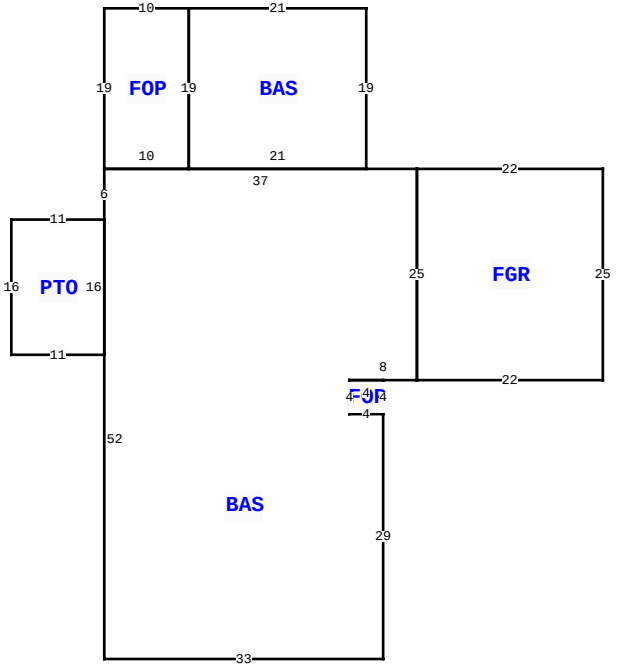
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	399	100		399	37,889
BAS	1,998	100		1,998	189,727
FGR	550	55		302	28,677
FOP	16	30		5	475
FOP	190	30		57	5,413
PTO	176	5		9	855
TOTALS	3,329			2,770	263,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	132.8096	146.09	404,669	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2397 HX Base Yr 2022



755 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	550	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,035
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		295,285
SOH/AGL Deduction		36,363
ASSESSED VALUE		258,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,511
TOTAL JUST VALUE		295,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/418	4/26/2021	WD	Q	I	01	274,900
GRANTOR: BIMONTE RONALD JOSEPH						
GRANTEE: RODDY WILLIAM						
1296/0680	6/11/2015	WD	Q	I	01	155,000
GRANTOR: JAMES LEE & SUZANNE A						
GRANTEE: RONALD JOSEPH & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S6 PTO= W11 S16 E11 N16$ S52 E33 N29 FOP= N4 W4 S4 E4$ W4 N4 E8 FGR= E22 N25 W22 S25$ N25 W37$ FOP= E10 BAS= E21 N19 W21 S19$ N19 W10S19$.

LAND DESCRIPTION

TOTAL OB/XF 2,250

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 03/29/2023 BY KS Total Acres: 0.43 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS