LOT 4 BLOCK 3 CLUB VIEW PARK S/D

298-490, 318-257, 787-1518, 787-

OSBORNE WILLIAM M/OSBORNE JAN K
719 NW CLUBVIEW CIR
LAKE CITY, FL 32055

**2027**

**27-3S-16-02346-035**

## BUILDING CHARACTERISTICS

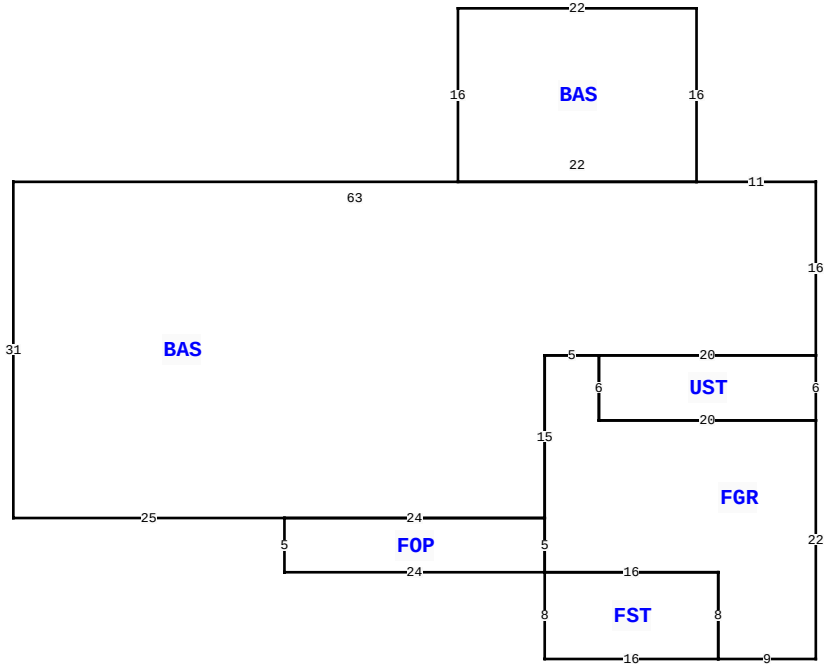
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | 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 | 352 | 100 | | 352 | 30,272 |
| BAS | 1,919 | 100 | | 1,919 | 165,037 |
| FGR | 452 | 55 | | 249 | 21,414 |
| FOP | 120 | 30 | | 36 | 3,096 |
| FST | 128 | 55 | | 70 | 6,020 |
| UST | 120 | 45 | | 54 | 4,644 |
| TOTALS | 3,091 | | | 2,680 | 230,484 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,680 | 120.2784 | 132.31 | 354,591 | 1972 | 1972 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2001 Heated Area: 2271 HX Base Yr 2001




719 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 | 1972 | 1972 | 3 | 100 | 1,200 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 12 | 12 | 144.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 720 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 24 | 24 | 576.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 2,880 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 152.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,140 | |
| 6 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,500 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 230,484 |
| TOTAL MARKET OB/XF VALUE | | 9,140 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 269,624 |
| SOH/AGL Deduction | | 116,182 |
| ASSESSED VALUE | | 153,442 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 102,031 |
| TOTAL JUST VALUE | | 269,624 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,805 |

SALE:1:1: LOT 4 BLOCK 3 CLUB VIEW PARK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31629 | MAINT/ALTR | 125 | 12/06/2013 |
| 28837 | MAINT/ALTR | 50 | 09/03/2010 |
| 18262 | REMODEL | 50 | 05/11/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1572/1153 | 7/09/2026 | LE | U | I | 14 | 100 |
| GRANTOR: OSBORNE WILLIAM M | | | | | | |
| GRANTEE: OSBORNE WILLIAM M ( | | | | | | |
| 0899/0141 | 3/17/2000 | WD | Q | I | | 125,000 |
| GRANTOR: BEWLEY'S | | | | | | |
| GRANTEE: WILLIAM M & JAN K O | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W11 BAS= N16 W22 S16 E22$ W63 S31 E25 FOP= S5 E24N5 W24 $ E24 FGR= S5 FST= S8 E16 N8 W16$ E16 S8 E9 N22 W20 N6 W5 S15$ N15 E5 UST= S6 E20 N6 W20$ E20 N16 $.

## LAND DESCRIPTION

TOTAL OB/XF 9,140

| 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 | | 00 | 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: 0.42 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS