

LOT 4 BLOCK 3 CLUB VIEW PARK
S/D. ORB 298-490, 318-257,
787-1518, 787-1810, 899-141,

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

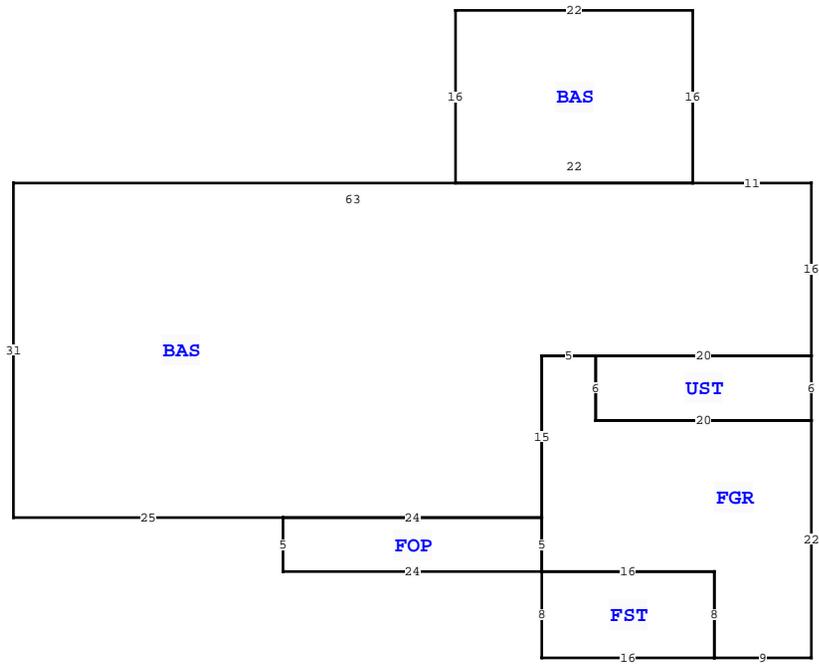
2026

27-3S-16-02346-035



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	352	100	
BAS	1,919	100	
FGR	452	55	
FOP	120	30	
FST	128	55	
UST	120	45	
TOTALS	3,091		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2001								
			Heated Area: 2271				HX Base Yr 2001				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		238,863	
TOTAL MARKET OB/XF VALUE		9,140	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		278,003	
SOH/AGL Deduction		129,030	
ASSESSED VALUE		148,973	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		97,562	
TOTAL JUST VALUE		278,003	
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 / V / RSN CD
0899/0141	3/17/2000	WD Q	I
GRANTOR: BEWLEY'S		SALE PRICE	
GRANTEE: WILLIAM M & JAN K O		125,000	
0787/1810	3/16/1994	WD Q	I
GRANTOR: RUDOLPH & PATRICIA RA		84,000	
GRANTEE: WILLIAM & CAROLYN B			
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 \$.			

EXTRA FEATURES																	
L N	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	
TOTALS															9,140		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							