LOT 5 BLOCK 3 CLUB VIEW PARK S/D
298-490, 318-257, 787-1518, 828-

PATEL NILESH R/PATEL RUPAL I
450 SW FLORIDA GATEWAY DR
LAKE CITY, FL 32055

2027

27-3S-16-02346-036

BUILDING CHARACTERISTICS

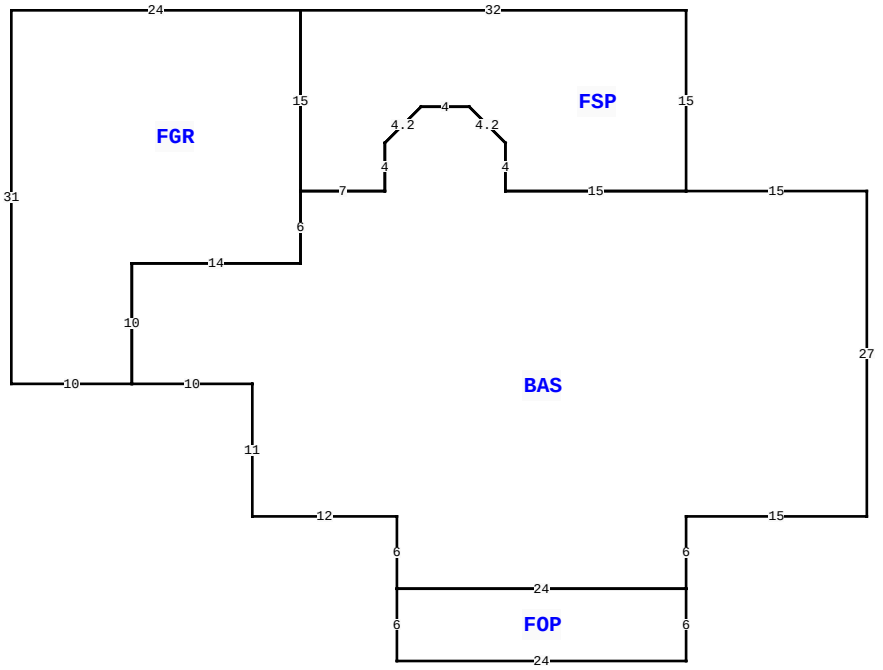
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,658	100		1,658	126,930
FGR	604	55		332	25,416
FOP	144	30		43	3,292
FSP	419	40		168	12,862
TOTALS	2,825			2,201	168,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	100.5696	110.63	243,497	1997	1997	0	0	0	30.80	69.20

1 SINGLE FAM 0% - 0 Heated Area: 1658 HX Base Yr



174 NW GREEN LN, 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	0	0	0	1,516.00	UT	1.00	1.00	100	1997	1997	3	100	1,516	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0070	CARPORT UF	0	0	20	15	300.00	UT	5.00	5.00	100	0	0	3	100	1,500	
4	0210	GARAGE U	0	0	20	15	300.00	UT	5.00	5.00	100	0	0	3	100	1,500	
5	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2001	2001	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	168,500
TOTAL MARKET OB/XF VALUE	6,116
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	204,616
SOH/AGL Deduction	0
ASSESSED VALUE	204,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,616
TOTAL JUST VALUE	204,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050381	Roof Replacement	14,500	07/17/2024
18160	GARAGE	129	04/13/2001
12939	SFR	270	08/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/0144	6/05/2013	WD	Q	I	01	145,000
GRANTOR: ANDREW W & VELMA J IN						
GRANTEE: NILESH R & RUPAL I						
0905/0876	6/22/2000	WD	Q	I		114,900
GRANTOR: BEURY'S						
GRANTEE: ANDREW & VELMA INNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N15 W32 S15 E7N4 U3 R3 E4 R3 D3 S4 E15$ W15 N4 U3 L3 W4 L3 D3 S4 W7 FGR= N15 W24 S31 E10 N10 E14 N6$ S6 W14 S10 E10 S11 E12S6 FOP= S6 E24 N6 W24$ E24 N6E15 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,116

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/03/2024 BY JS Total Acres: 0.43 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS