

LOT 6 BLK 3 CLUB VIEW PARK S/D.
421-486, DC 1257-104, WD 1257-11

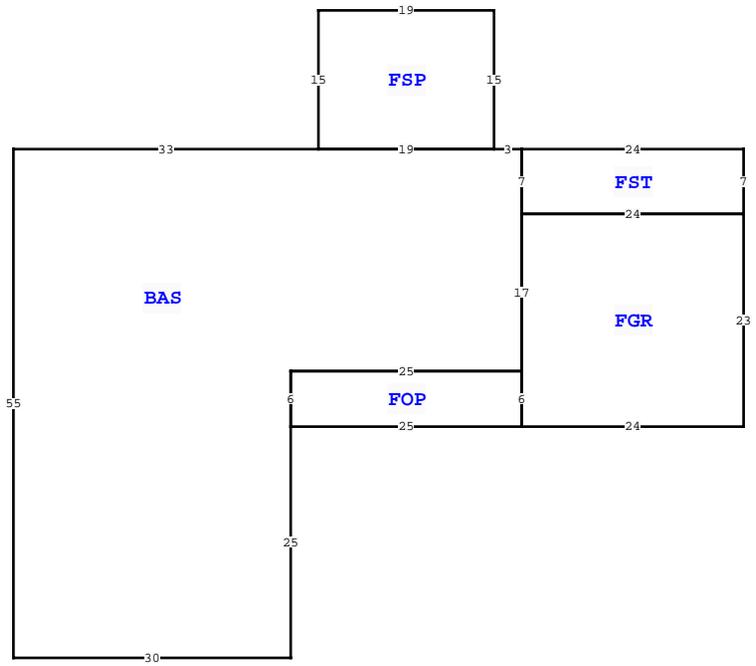
GREENOUGH STEPHEN/COCHRAN KAREN
PO BOX 21
WELLBORN, FL 32094-0021

2026

27-3S-16-02346-037


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	27316.080 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,805	116.1090	132.36	371,270	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 2250 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	193,577
FGR	552	55		304	26,154
FOP	150	30		45	3,871
FSP	285	40		114	9,808
FST	168	55		92	7,915
TOTALS	3,405			2,805	241,326

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	241,326			
TOTAL MARKET OB/XF VALUE	2,150			
TOTAL LAND VALUE - MARKET	30,000			
TOTAL MARKET VALUE	273,476			
SOH/AGL Deduction	0			
ASSESSED VALUE	273,476			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	273,476			
TOTAL JUST VALUE	273,476			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	269,245			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31243	MAINT/ALTR	45	07/10/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/590	1/26/2024	WD	U	I	37	142,300
GRANTOR: DECRISTOFER KAREN						
GRANTEE: GREENOUGH STEPHEN						
1506/1197	1/16/2024	PB	U	I	18	0
GRANTOR: CONSTANTINI VALERIE						
GRANTEE: DECRISTOFER KAREN						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	

TOTAL OB/XF														2,150										
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

BUILDING NOTES													
BUILDING DIMENSIONS BAS= W33 S55 E30 N25 FOP= E25 N6 W25 S6\$ N6 E25 FGR= S6E24 N23 W24 S17\$ N17 FST= E24 N7 W24 S7\$ N7 W3 FSP= N15 W19 S15 E19\$W19\$.													

REVIEW DATE 02/16/2024 BY TP																													
Total Acres: 0.42										Total Land Value: 30,000					Market: 0					Agricultural: 0					Common: 30,000				