LOTS 6 & 7 BLK 4 CLUB VIEW PARK
WD 1199-217, 1230-664

PATEL SHAKU M FAMILY TRUST
162 NW BIRDIE PL
LAKE CITY, FL 32055

2027

27-3S-16-02346-045

BUILDING CHARACTERISTICS

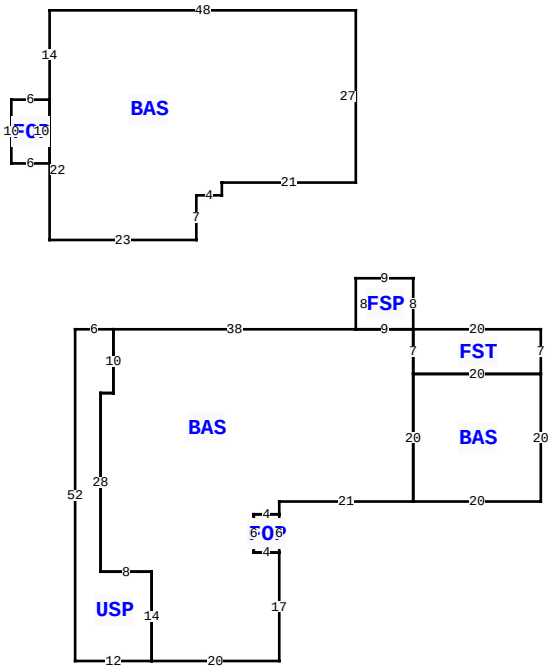
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	400	100		400	34,572
BAS	1,511	100		1,511	130,597
BAS	1,867	100		1,867	161,366
FOP	24	30		7	605
FOP	60	30		18	1,555
FSP	72	40		29	2,506
FST	140	55		77	6,655
USP	340	35		119	10,285
TOTALS	4,414			4,028	348,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,028	120.8858	132.97	535,603	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3778 HX Base Yr



162 NW BIRDIE PL, 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	1,750	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1985	1985	3	100	2,400	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		348,142
TOTAL MARKET OB/XF VALUE		32,186
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		417,828
SOH/AGL Deduction		189,274
ASSESSED VALUE		228,554
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,143
TOTAL JUST VALUE		417,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054185	Generator		10/03/2025
30404	0014	0	08/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/0217	7/16/2010	WD	U	V	11	100

GRANTOR: MAHENDRA G & SHAKU M

GRANTEE: MAHENDRA G & SHAKU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 USP= W6 S52 E12 N14W8 N28 E2 N10$ S10 W2 S28 E8 S14 E20 N17 FOP= N6 W4 S6 E4$W4 N6 E4 N2 E21 BAS= E20 N20 W20 S20$ N20 FST= E20 N7 W20 S7$ N7 FSP= N8 W9 S8 E9$ W9 PTR= N50 BAS= W48 S14 FOP= W6 S10 E6 N10$ S22 E23 N7 E4 N2 E21 N27$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 32,186

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							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.25	30,000.00	7,500.00	7,500							

REVIEW DATE 03/11/2026 BY robin Total Acres: 0.85 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/17/2026 BY SYS