LOT 3 BLK 5 CLUB VIEW PARK S/D.
525-235, 681-702, 776-500, WD 15

MOYANO HERMANN/SALAZAR CLARA
163 NW BIRDIE PL
LAKE CITY, FL 32055

2027

27-3S-16-02346-047

BUILDING CHARACTERISTICS

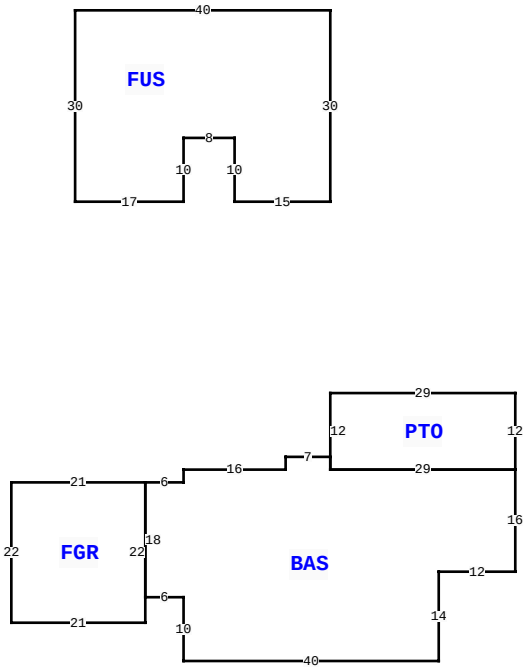
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,514	100		1,514	124,715
FGR	462	55		254	20,923
FUS	1,120	100		1,120	92,260
PTO	348	5		17	1,400
TOTALS	3,444			2,905	239,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,905	115.2112	126.73	368,151	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2634 HX Base Yr 2026



163 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	5,500	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1989	1989	3	100	2,750	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	1999	1999	3	40	12,600	
4	0166	CONC,PAVMT	0	100	36	28	558.00	UT	1.50	1.50	100	1999	1999	3	100	837	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,298
TOTAL MARKET OB/XF VALUE		23,187
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		292,485
SOH/AGL Deduction		0
ASSESSED VALUE		292,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,074
TOTAL JUST VALUE		292,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,408

SALE:2:1: LOT 3 BLK C CLUB VIEW PARK.

SALE:1:1: LOT 3 BLK 5 CLUB VIEW PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15756	POOL	90	07/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/950	12/02/2025	WD	Q	I	01	340,000
GRANTOR: LEBLANC GREGORY B						
GRANTEE: MOYANO HERMANN						
0776/0500	6/18/1993	WD	Q	I		130,000
GRANTOR: PAUL ALMEIDA						
GRANTEE: GREGORY LEBLANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S2 W16 S2 W6 FGR= W21 S22 E21 N22$ S18 E6 S10 E40 N14 E12 N16 PTO= N12 W29 S12 E29$ W29 N2$ PTR=N40 FUS= N30 W40 S30 E17 N10 E8 S10 E15$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 23,187

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 02/03/2026 BY TP Total Acres: 0.41 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS