

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

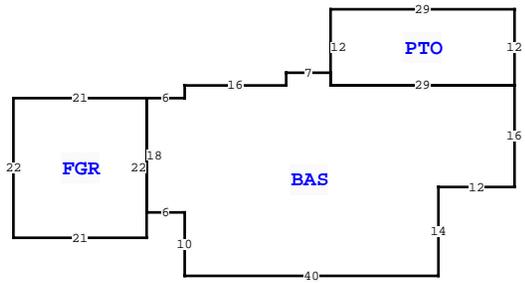
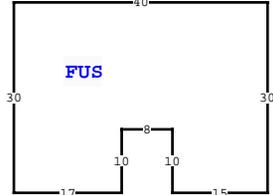
2026

27-3S-16-02346-047
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

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 Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,905	123.5186	140.81	409,053	1989	1989	0	0	35.00	65.00

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100		1,514	138,571
FGR	462	55		254	23,248
FUS	1,120	100		1,120	102,510
PTO	348	5		17	1,556
TOTALS	3,444			2,905	265,884

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	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	

TOTALS		163 NW BIRDIE PL, LAKE CITY	
BLD DATE		LGL DATE	04/03/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		265,884
TOTAL MARKET OB/XF VALUE		23,187
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		319,071
SOH/AGL Deduction		0
ASSESSED VALUE		319,071
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,660
TOTAL JUST VALUE		319,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,212

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 N22S S18 E6 S10 E40 N14 E12 N16 PTO= N12 W29 S12 E29S W29 N2S PTR=N40 FUS= N30 W40 S30 E17 N10 E8 S10 E15S S40S.	

LAND DESCRIPTION		TOTAL OB/XF 23,187																						
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							