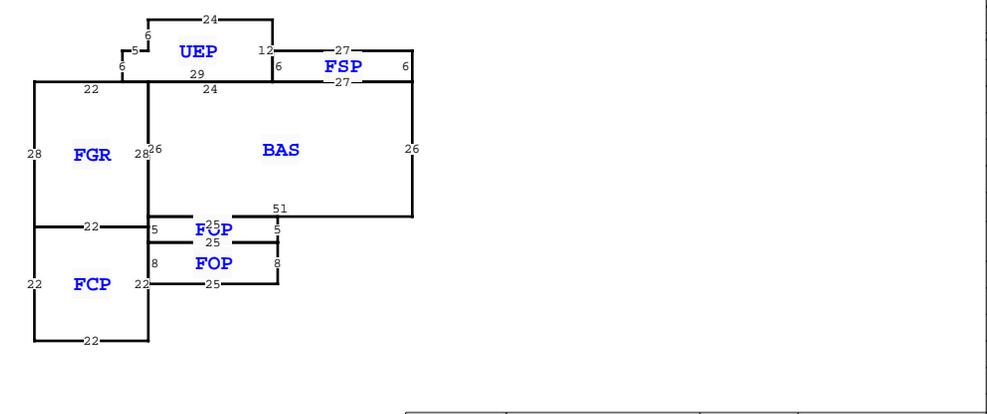


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	10 ABOVE AVG. 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,004	131.6700	147.47	443,000	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 100% - 1999 Heated Area: 2136 HX Base Yr 1999											



Quality					
DOR CODE	CD				
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	1,326	100		1,326	127,104
FCP	484	25		121	11,599
FGR	616	55		339	32,495
FOP	125	30		38	3,643
FOP	200	30		60	5,751
FSP	135	40		54	5,176
FSP	162	40		65	6,231
FUS	810	100		810	77,643
UEP	318	60		191	18,309
TOTALS	4,176			3,004	287,950

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		287,950	
TOTAL MARKET OB/XF VALUE		12,724	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		330,674	
SOH/AGL Deduction		143,914	
ASSESSED VALUE		186,760	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		130,349	
TOTAL JUST VALUE		330,674	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,674	
SALE:2:1: LOT 6, BLK 5, CLUB VIEW PARK			
SALE:1:1: LOT 6 BLOCK 5 CLUB VIEW PARK			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050003	Roof Replacement	17,000	05/30/2024
000043034	Roof Replacement	15,000	10/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1957	11/04/2024	LE	U	I	14	100
GRANTOR: BUOTE LORRAINE M (ENH)						
GRANTEE: COCHRAN KAREN (RMDR)						
0866/2579	10/02/1998	WD	Q	I		119,000
GRANTOR: KINGSBURY						
GRANTEE: LORRAINE BUOTE						

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	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	600	
3	0166	CONC, PAVMT	0	100	0	0	1,018.00	UT	2.00	100	1993	1993	3	100	2,036	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	216.00	UT	18.00	100	2009	2009	3	100	3,888	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	2,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	500	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	100	2023	2022		100	1,500	

TOTAL OB/XF		12,724														
BLD DATE		LGL DATE		04/03/2025	MLU											
XF DATE		LAND DATE														
INC DATE		AG DATE														

BUILDING NOTES														
581 NW CLUBVIEW CIR, LAKE CITY														
BUILDING DIMENSIONS														
BAS= W27 UEP= N12 W24 S6 W5 S6 E29\$ W24 FGR= W22 S28 FCP= S22 E22 N22 W22\$ E22 N28\$ S26 FOP= S5 FOP= S8 E25 N8 W25\$ E25 N5 W25\$ E51 N26 \$ FSP= N6 W27 S6 E27\$ PTR= N40 FUS= N30 FSP= N5 W27 S5 E27\$ W27S30 E27\$ S40\$.														

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

TOTAL OB/XF																								
12,724																								

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12,724																								