LOT 6 BLK 5 CLUB VIEW PARK S/D
472-585, 728-472, 866-2579, LE 1

BUOTE LORRAINE M
581 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-052

BUILDING CHARACTERISTICS

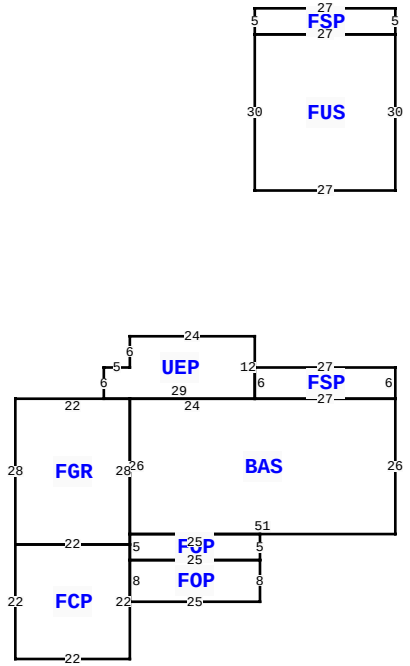
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	1,326	100		1,326	124,838
FCP	484	25		121	11,392
FGR	616	55		339	31,916
FOP	125	30		38	3,578
FOP	200	30		60	5,649
FSP	135	40		54	5,084
FSP	162	40		65	6,120
FUS	810	100		810	76,258
UEP	318	60		191	17,982
TOTALS	4,176			3,004	282,814

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	144.84	435,099	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 2136 HX Base Yr 1999



581 NW CLUBVIEW CIR, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1,018.00	UT	2.00	2.00	100	1993	1993	3	100	2,036	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	216.00	UT	18.00	18.00	100	2009	2009	3	100	3,888	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		282,814
TOTAL MARKET OB/XF VALUE		12,724
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		325,538
SOH/AGL Deduction		133,175
ASSESSED VALUE		192,363
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		135,952
TOTAL JUST VALUE		325,538
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						

BUILDING NOTES

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

TOTAL OB/XF 12,724

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

REVIEW DATE 06/17/2024 BY JS Total Acres: 0.43 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS