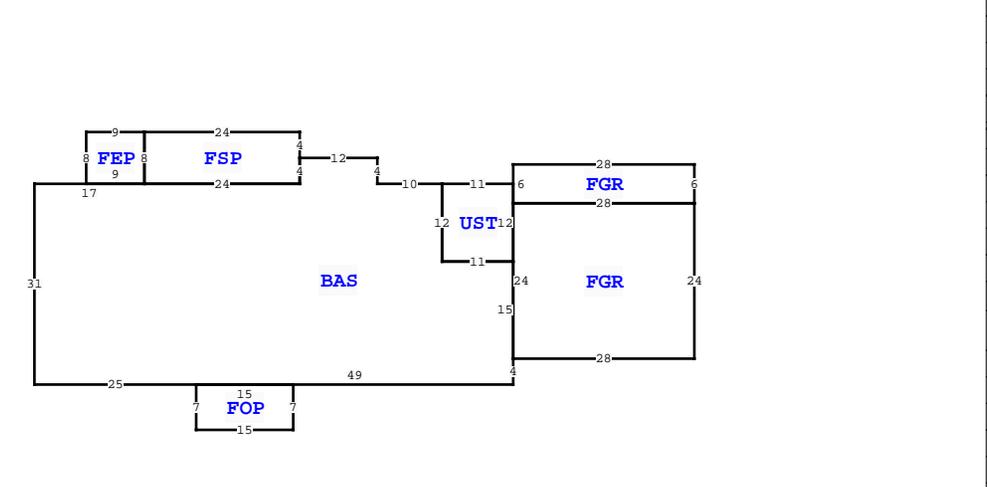
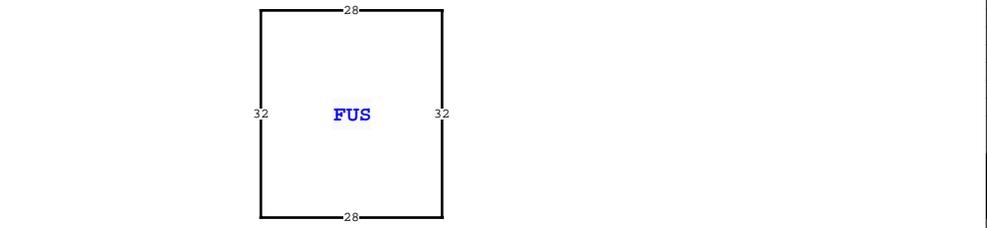


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,794	128.5041	146.49	555,783	1981	1981	0	0	0	35.00	65.00



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	2,210	100		2,210	210,433
FEP	72	80		58	5,522
FGR	168	55		92	8,760
FGR	672	55		370	35,231
FOP	105	30		32	3,047
FSP	192	40		77	7,332
FUS	896	100		896	85,316
UST	132	45		59	5,618
TOTALS	4,447			3,794	361,259

545 NW CLUBVIEW CIR, LAKE CITY

BLD DATE	LGL DATE	04/03/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0294	SHED WOOD/	0	0	9	10	90.00	UT	7.50	7.50	100	1993	1993	3	100	675	
5	0166	CONC, PAVMT	0	0	0	0	993.00	UT	2.00	2.00	100	1993	1993	3	100	1,986	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

TOTAL OB/XF 21,997

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				361,259
TOTAL MARKET OB/XF VALUE				21,997
TOTAL LAND VALUE - MARKET				30,000
TOTAL MARKET VALUE				413,256
SOH/AGL Deduction				0
ASSESSED VALUE				413,256
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				413,256
TOTAL JUST VALUE				413,256
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				406,918

SALE:1:1: LOT 7 BLK 5 CLUB VIEW PARK
BLDG:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046947	Roof Replacement	21,360	04/12/2023
000046497	Remodel	190,000	02/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/2180	6/11/2021	WD Q	Q	I	01	327,500

GRANTOR: MONTGOMERY JAMES W
GRANTEE: SAMIOS JENNIFER ROS
1006/1446 2/04/2004 WD Q I 132,500
GRANTOR: CASE
GRANTEE: MONTGOMERY

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 N4 W12 FSP= N4 W24S8 E24 N4\$ S4 W24 FEP= N8 W9S8 E9\$ W17 S31 E25 FOP= S7 E15 N7 W15\$ E49 N4 FGR= E28 N24 FGR= N6 W28 S6 E28\$ W28 S24\$ N15 UST= N12 W11S12 E11\$ W11 N12\$ PTR= N30 FUS= N32 W28 S32 E28\$ S30\$.