LOT 8 BLK 5 CLUB VIEW PARK S/D

365-508, WD 1328-583,

MANNING TODD D
521 NW CLUB VIEW CIR
LAKE CITY, FL 32055

2027

27-3S-16-02346-054

BUILDING CHARACTERISTICS

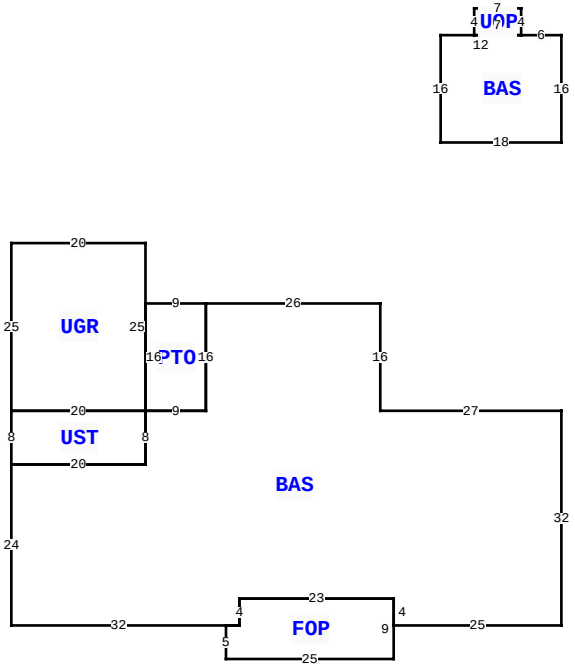
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
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	288	100		288	21,760
BAS	2,788	100		2,788	210,650
FOP	217	30		65	4,911
PTO	144	5		7	529
UGR	500	45		225	17,000
UOP	28	20		6	453
UST	160	45		72	5,440
TOTALS	4,125			3,451	260,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,451	105.6697	116.24	401,144	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 3076 HX Base Yr 2017



521 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,190	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1978	1978	3	100	1,200	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,800	
4	0166	CONC,PAVMT	0	100	0	0	899.00	UT	1.50	1.50	100	1995	1995	3	100	1,349	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	56.00	56.00	100	1995	1995	3	40	11,469	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
8	0070	CARPORT UF	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		260,744
TOTAL MARKET OB/XF VALUE		20,108
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		310,852
SOH/AGL Deduction		117,842
ASSESSED VALUE		193,010
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		136,599
TOTAL JUST VALUE		310,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9472	POOL	80	03/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0583	12/20/2016	WD	Q	I	01	157,500

GRANTOR: ROBERT M & LINDA L EA

GRANTEE: TODD D MANNING

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N16 W26 PTO= W9 S16E9 N16$ S16 W9 UGR= N25 W20 S25 E20$ UST= W20 S8 E20 N8$ S8 W20 S24 E32 FOP= S5 E25 N9W23 S4 W2$ E2 N4 E23 S4 E25 N32$PTR=N40 BAS= N16 W6 UOP= N4 W7 S4 E7$ W12 S16 E18$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 20,108

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 03/29/2023 BY KS Total Acres: 0.45 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS