LOT 9 EX THE WEST 8 FT, BLK 5 CL
963-2598, QC 1247-2383

HICKMAN PATRICIA
493 NW CLUBVIEW CIR
LAKE CITY, FL 32055

**2027**

**27-3S-16-02346-055**

## BUILDING CHARACTERISTICS

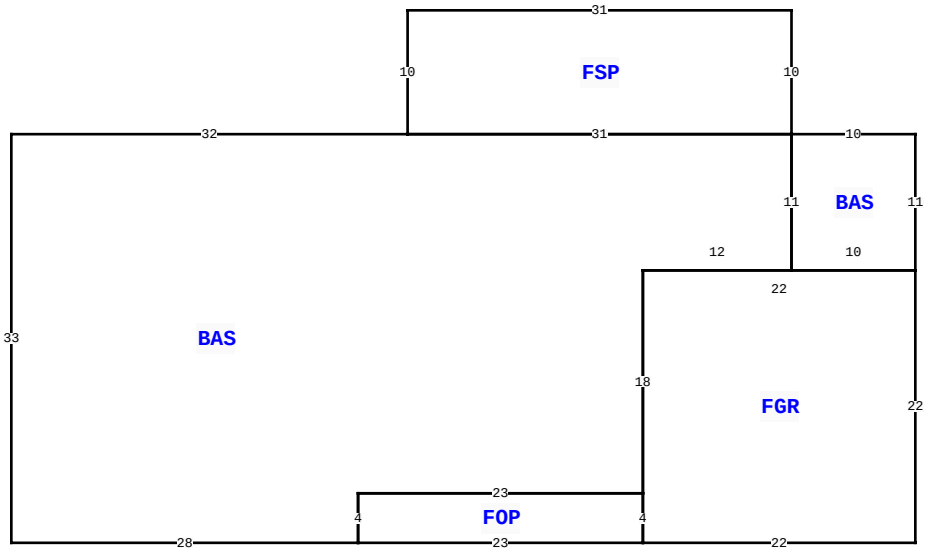
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | 110 | 100 | | 110 | 9,869 |
| BAS | 1,723 | 100 | | 1,723 | 154,587 |
| FGR | 484 | 55 | | 266 | 23,865 |
| FOP | 92 | 30 | | 28 | 2,512 |
| FSP | 310 | 40 | | 124 | 11,125 |
| TOTALS | 2,719 | | | 2,251 | 201,959 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,251 | 125.4792 | 138.03 | 310,706 | 1984 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1833 HX Base Yr 2003




493 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 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 80 | 80.00 | UT | 11.00 | 11.00 | 100 | 2009 | 2009 | 3 | 100 | 880 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 60.00 | UT | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 100 | 390 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 201,959 |
| TOTAL MARKET OB/XF VALUE | 1,570 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 233,529 |
| SOH/AGL Deduction | 77,472 |
| ASSESSED VALUE | 156,057 |
| TOTAL EXEMPTION VALUE | HX HB SX 101,411 |
| BASE TAXABLE VALUE | 54,646 |
| TOTAL JUST VALUE | 233,529 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 237,201 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048232 | Roof Replacement | 14,000 | 09/21/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0963/2598 | 9/30/2002 | WD | Q | I | | 106,000 |
| GRANTOR: JAMES W & CAROLYN K C | | | | | | |
| GRANTEE: PATRICIA HICKMAN | | | | | | |
| 0536/0457 | 4/01/1984 | WD | Q | V | | 8,900 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S33 E28 FOP= E23 N4W23 S4$ N4 E23 FGR= S4 E22 N22 W22 S18$ N18 E12 BAS= E10 N11 W10 S11$ N11 FSP= N10 W31 S10 E31$ W31$.

## LAND DESCRIPTION

TOTAL OB/XF 1,570

| 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 12/11/2023 BY JS Total Acres: 0.46 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS