N1/2 OF LOT 10 & ALL LOT 11 BLOC
VIEW PARK S/D.

KAZMIERSKI MARCIA J
600 NW CLUB VIEW CIR
LAKE CITY, FL 32055

**2024**

**27-3S-16-02346-025**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

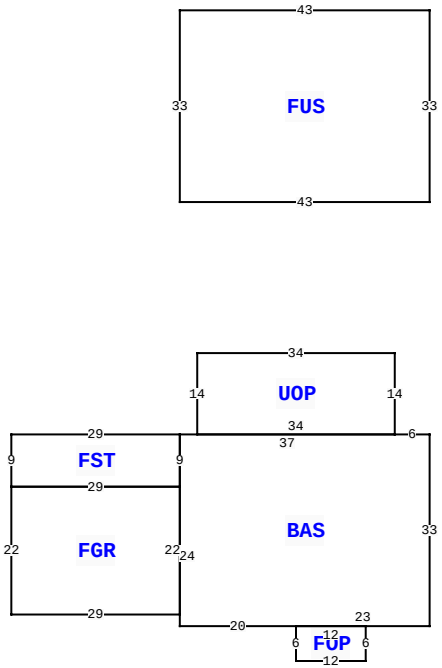
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,419 | 100 | 1,419 | 120,154 |
| FGR | 638 | 55 | 351 | 29,721 |
| FOP | 72 | 30 | 22 | 1,863 |
| FST | 261 | 55 | 144 | 12,193 |
| FUS | 1,419 | 100 | 1,419 | 120,154 |
| UOP | 476 | 20 | 95 | 8,044 |
| TOTALS | 4,285 | | 3,450 | 292,131 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,450 | 127.7199 | 130.27 | 449,432 | 1972 | 1972 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 2838 HX Base Yr




600 NW CLUBVIEW CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 292,131 |
| TOTAL MARKET OB/XF VALUE | | 20,112 |
| TOTAL LAND VALUE - MARKET | | 38,250 |
| TOTAL MARKET VALUE | | 350,493 |
| SOH/AGL Deduction | | 137,362 |
| ASSESSED VALUE | | 213,131 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 158,131 |
| TOTAL JUST VALUE | | 350,493 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 333,315 |

PRMT:1:1: RECREATIONAL WORKSHOP/GARAGE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6899 | GARAGE | 2,500 | 03/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 UOP= N14 W34 S14 E34$ W37 FST= W29 S9 E29 N9 $ S9
FGR= W29 S22 E29 N22$ S24 E20FOP= S6 E12 N6 W12$ E23 N33$
PTR=N40 FUS= N33 W43 S33 E43$ S40$.

## 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 | 0011 | BARN,BLK A | 0 | 100 | 0 | 0 | 2,000.00 | UT | 7.40 | 7.40 | 100 | 0 | 0 | 3 | 100 | 14,800 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,056.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 4,112 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,112

| 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 | 1.50 | LT | | 1.00 | 1.00 | 1.00 | 25,500.00 | 25,500.00 | 38,250 | | | | | | | |

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.66 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 05/15/2024 BY SYS