

LOT 13 OAK MEADOW PLANTATION UNI
816-2412, 842-790, 907-756, WD 1

CASTRO RAFAEL A GONZALEZ/LUGO MIRMARIE
460 NW SAVANNAH CIR
LAKE CITY, FL 32055

2025

34-3S-16-02462-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	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.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY

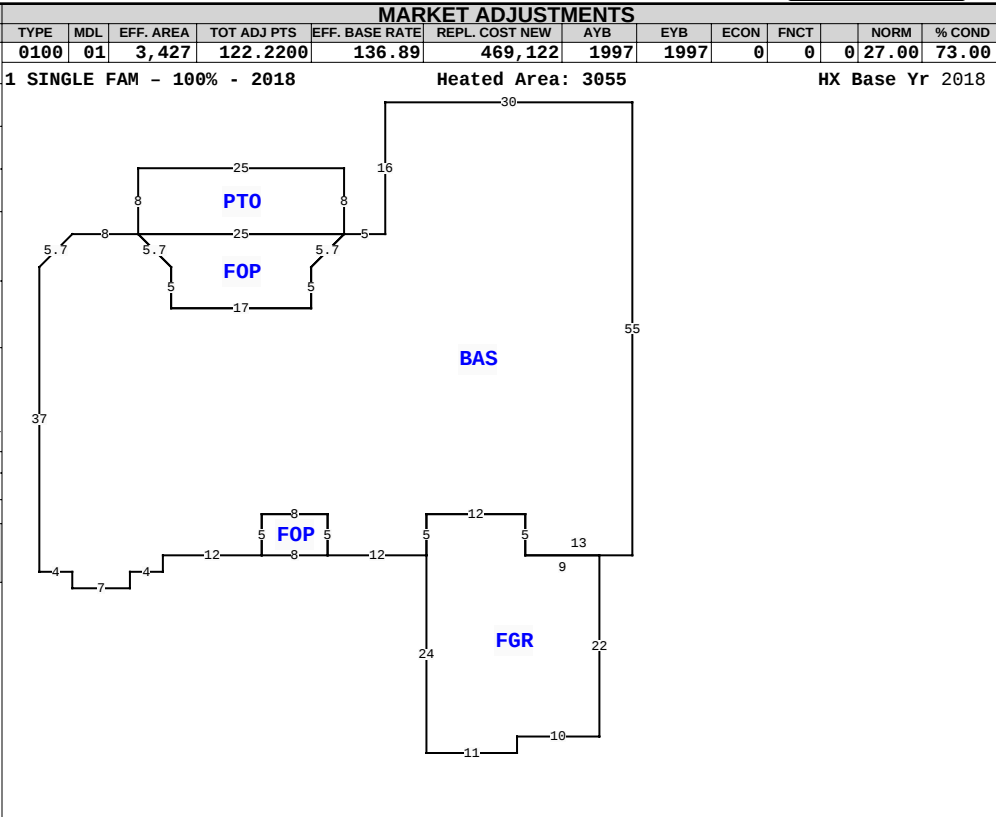
MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	34316.070	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,055	100		3,055	305,285
FGR	544	55		299	29,879
FOP	40	30		12	1,199
FOP	169	30		51	5,096
PTO	200	5		10	999

TOTALS	4,008			3,427	342,459
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1,787.00	UT 1.50
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00



460 NW SAVANNAH 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	0166	CONC, PAVMT	0	100	0	0		1,787.00	UT 1.50	100	1998	1998	3	100	2,681	
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1998	1998	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	1998	1998	3	100	800	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	0100	C	SFR	100		*RSF	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										1									
VALUATION BY										STANDARD									
Tax Group: 1										Tax Dist:									
BUILDING MARKET VALUE										342,459									
TOTAL MARKET OB/XF VALUE										4,681									
TOTAL LAND VALUE - MARKET										35,000									
TOTAL MARKET VALUE										382,140									
SOH/AGL Deduction										123,699									
ASSESSED VALUE										258,441									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										207,719									
TOTAL JUST VALUE										382,140									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										360,123									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1030	SFR	673	07/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0157	3/31/2017	WD	Q	I	01	250,000
GRANTOR: NIKOLAOS & ALDONA KAR						
GRANTEE: RAFAEL A GONZALEZ C						
1231/1819	3/14/2012	WD	Q	I	01	220,000
GRANTOR: JOY R DOUGLAS						
GRANTEE: NIKOLAOS & ALDONA K						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W30 S16 W5 PTO= N8 W25 S8 E25\$ FOP= W25 D4 R4 S5 E17 N5 R4 U4 \$ D4 L4 S5 W17N5 L4 U4 W8 L4 D4 S37 E4 S2 E7 N2 E4 N2 E12 FOP= E8 N5W8 S5\$ N5 E8 S5 E12 FGR= S24 E11 N2 E10 N22 W9 N5 W12 S5\$ N5 E12 S5 E13 N55\$.									