

LOT 16 OAK MEADOW PLANTATION UNI
816-2412-2423, WD 1036-402, WD 1

NELSON LARRY J/NELSON SHELLICE V
510 NW SAVANNAH CIR
LAKE CITY, FL 32055

2025

34-3S-16-02462-116



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	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	2,416	100		2,416	270,569
FGR	786	55		432	48,380
FOP	75	30		22	2,464
FSP	200	40		80	8,959
PTO	216	5		11	1,232

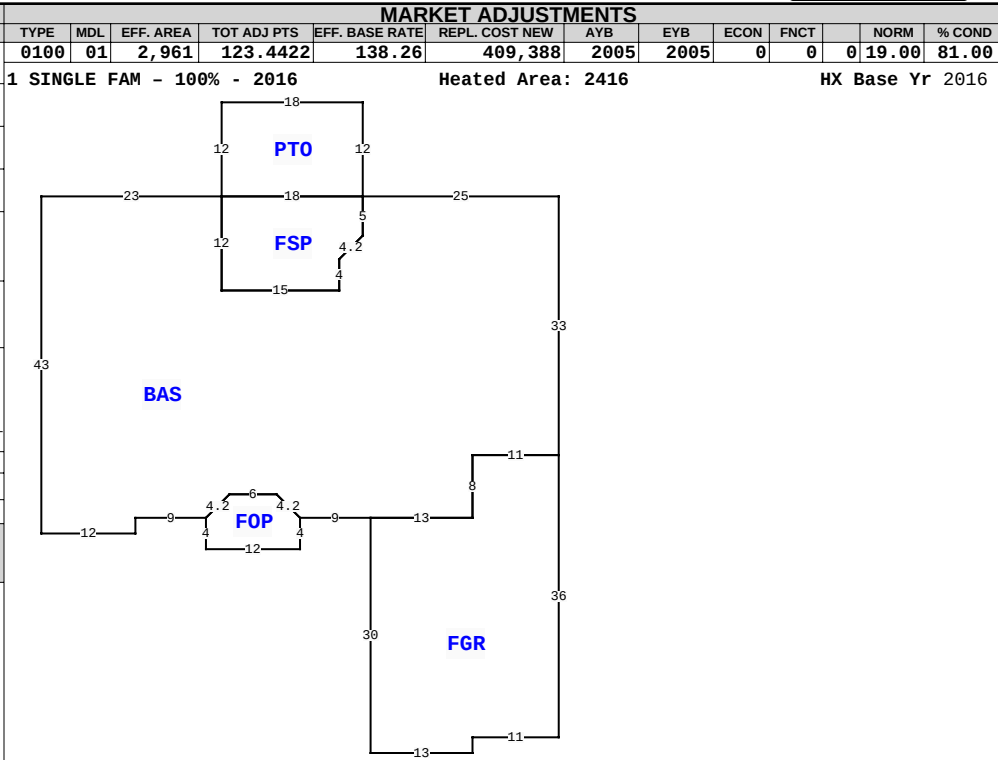
TOTALS	3,693			2,961	331,604
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EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	100	18	109	1,962.00	UT	2.25	2.25	100	2005	2005	3	100	4,415	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
4	0280	POOL R/CON	0	100	10	22	220.00	UT	70.00	70.00	100	2016	2016	3	84	12,936	
5	0282	POOL ENCL	0	100	30	35	1,050.00	UT	15.00	15.00	100	2016	2016	3	57	8,978	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		85	5,100	

LAND DESCRIPTION

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	100		*RSF	2	0.00	0.00	1.00	LT	1.00	1.00	1.00	35,000.00	35,000.00	35,000							



510 NW SAVANNAH CIR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,961	123.4422	138.26	409,388	2005	2005	0	0	0 19.00	81.00

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	331,604
TOTAL MARKET OB/XF VALUE	34,229
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	400,833
SOH/AGL Deduction	122,860
ASSESSED VALUE	277,973
TOTAL EXEMPTION VALUE	55,722
BASE TAXABLE VALUE	222,251
TOTAL JUST VALUE	400,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
166	POOL	0	02/29/2016
3186	SFR	853	02/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/2364	8/28/2015	WD Q	Q	I	01	229,000

GRANTOR: FELIX D & MARIE C OYO
GRANTEE: LARRY J NELSON & SH
1068/1338 12/15/2005 WD Q I 326,600
GRANTOR: SETH HEITZMAN CONSTRU
GRANTEE: FELIX D & MARIE C O

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N12 W18 S12 E18\$ FSP= W18 S12 E15 N4 R3 U3
N5\$ S5 D3 L3 S4 W15 N12 W23 S43 E12 N2 E9 FOP= S4 E12 N4
U3 L3 W6 L3 D3 \$ U3 R3 E6 R3 D3 E9 FGR= S30 E13 N2 E11
N36 W11 S8 W13\$ E13 N8 E11 N33\$.