LOT 17 OAK MEADOW PLANTATION UNI
816-2412-2423, 895-1427, WD 1052

COBB APRIL LEVENE
526 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

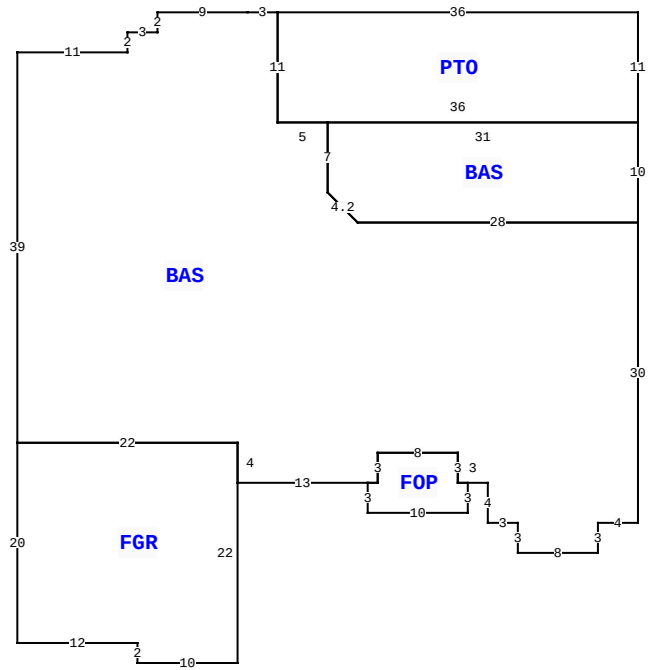
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100		306	35,072
BAS	2,135	100		2,135	244,701
FGR	460	55		253	28,998
FOP	54	30		16	1,833
PTO	396	5		20	2,292
TOTALS	3,351			2,730	312,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,730	120.3930	134.84	368,113	2000	2015	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2021 Heated Area: 2441 HX Base Yr 2021



526 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		312,896
TOTAL MARKET OB/XF VALUE		5,277
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		353,173
SOH/AGL Deduction		67,999
ASSESSED VALUE		285,174
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,452
TOTAL JUST VALUE		353,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048010	Roof Replacement	22,500	08/29/2023
1741	SFR	517	02/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2588	11/20/2020	WD	Q	I	01	285,000
GRANTOR: GUATAMBHAI & SANGITAB						
GRANTEE: APRIL LEVENE COBB						
1306/1353	12/14/2015	WD	U	I	12	165,000
GRANTOR: FEDERAL HOME LOAD MOR						
GRANTEE: GUATAMBHAI & SANGIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N11 PTO= E36 S11 W36 N11$ W3 W9 S2 W3 S2 W11 S39 FGR= S20 E12 S2 E10 N22 W22$ E22 S4 E13 FOP= S3 E10 N3 W1 N3 W8 S3 W1$ E1 N3 E8 S3E3 S4 E3 S3 E8 N3 E4 N30 BAS= N10 W31 S7 R3 D3 E28 $ W28 U3 L3 N7$.

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	1,812.00	UT	2.25	2.25	100	2000	2000	3	100	4,077	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,277

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

REVIEW DATE 04/29/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS