

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	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,088	100		2,088	227,663
FEP	180	80	2024	144	15,701
FGR	484	55		266	29,003
FOP	34	30		10	1,090
FSP	260	40		104	11,339
TOTALS	3,046			2,612	284,797

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC,PAVMT	0	100	0	2,064.00	UT	2.50	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	2 0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,612	120.1872	134.61	351,601	2006	2006	0	0
1 SINGLE FAM 100% - 2011 Heated Area: 2088 HX Base Yr 2011									

540 NW SAVANNAH CIR, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/03/2025 MLU				

TOTAL OB/XF									
7,160									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		284,797	
TOTAL MARKET OB/XF VALUE		7,160	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		326,957	
SOH/AGL Deduction		95,648	
ASSESSED VALUE		231,309	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		180,587	
TOTAL JUST VALUE		326,957	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,473	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047915	Screen Enclosure	10,000	08/17/2023
3443	SFR	719	11/17/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1204/0055	10/29/2010	WD	Q	I	01	190,900	
GRANTOR: LUKE L & BARBARA A BR							
GRANTEE: RASHWIN & RAJESHWAR							
1031/2690	11/24/2004	WD	Q	V		31,500	
GRANTOR: CRAPPS & COLE							
GRANTEE: LUKE L & BARBARA A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W14 U2L2 W8 D2L2 W16 W19 S34 E23 U1R1 E5 D1R1 E9 E22 N34 \$									
FGR=[ORIG=-22,34] S22 E22 N22 W22 \$									
FSP=[ORIG=-14,0] N10 W28 S10 E16 U2R2 E8 D2R2 \$									
FOP=[ORIG=-38,34] S4 E7 N4 U1L1 W5 D1L1 \$									
FEP=[YR=2024;ORIG=-60,-10] E18 S10 W18 N10 \$									