LOT 21 OAK MEADOW PLANTATION UNI

816-2412, WD 1114-1748, WD 1330-

YATES AILEEN G
479 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

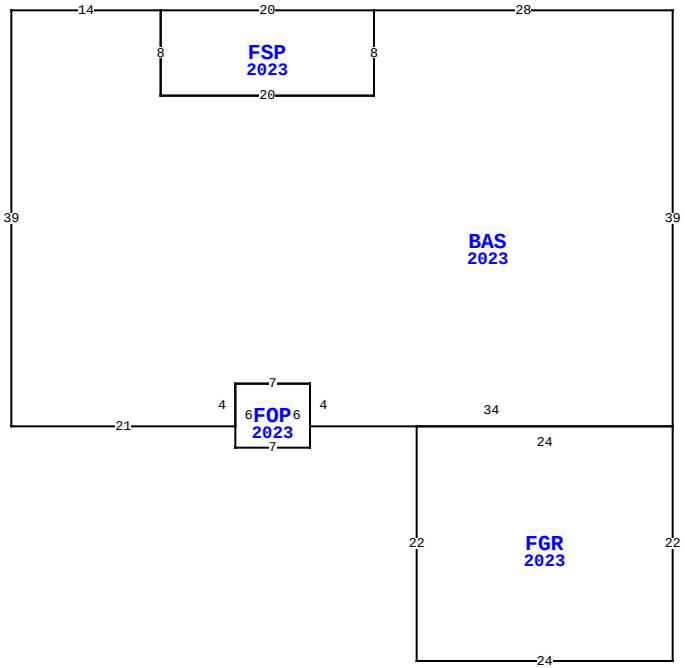
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	2023	2,230	274,216
FGR	528	55	2023	290	35,660
FOP	42	30	2023	13	1,599
FSP	160	40	2023	64	7,870
TOTALS	2,960			2,597	319,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,597	113.1900	126.77	329,222	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2230 HX Base Yr 2023



479 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		319,345
TOTAL MARKET OB/XF VALUE		9,966
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		371,311
SOH/AGL Deduction		6,524
ASSESSED VALUE		364,787
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,065
TOTAL JUST VALUE		371,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00648	SFR		11/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/1305	10/10/2025	LE	U	I	14	100
GRANTOR: YATES AILEEN (ENH LIF						
GRANTEE: YATES ZAYLIN DONDRE						
1441/2224	7/08/2021	WD	Q	V	01	32,500
GRANTOR: ERKINGER MATTHEW A SR						
GRANTEE: YATES AILEEN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=79,20] W28 S8 W20 N8 W14 S39 E21 N4 E7 S4 E34 N39 $
FSP=[YR=2023;ORIG=31,20] E20 S8 W20 N8 $
FOP=[YR=2023;ORIG=45,55] W7 S6 E7 N6 $
FGR=[YR=2023;ORIG=55,59] E24 S22 W24 N22 $
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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	0169	FENCE/WOOD	0	100	0	0	156.00	UT	15.50	15.50	100	2023	2022		100	2,418	
2	0166	CONC,PAVMT	0	100	0	0	2,516.00	UT	3.00	3.00	100	2023	2022		100	7,548	

LAND DESCRIPTION

TOTAL OB/XF 9,966

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	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.90 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/19/2025 BY SYS