LOT 22 OAK MEADOW PLANTATION UNI
816-2412-2423, WD 998-1008, WD 1

BAUGH NORMA G/BAUGH JEREMY D
449 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

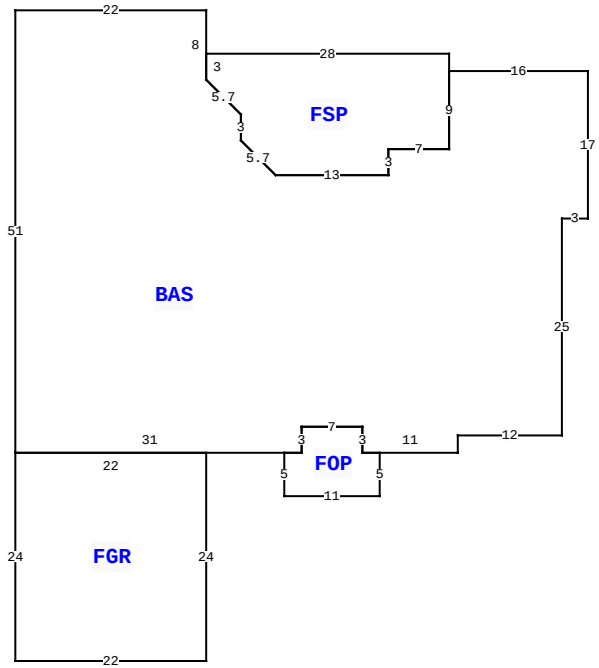
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,661	100		2,661	268,737
FGR	528	55		290	29,287
FOP	76	30		23	2,323
FSP	327	40		131	13,230
TOTALS	3,592			3,105	313,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,105	122.8500	137.59	427,217	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2010 Heated Area: 2661 HX Base Yr 2010



449 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		313,577
TOTAL MARKET OB/XF VALUE		5,861
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		371,938
SOH/AGL Deduction		109,821
ASSESSED VALUE		262,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,395
TOTAL JUST VALUE		371,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046003	Roof Replacement	33,000	11/29/2022
3510	SFR	793	12/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0709	2/26/2009	WD	Q	I	01	285,900
GRANTOR: ISAAC HOLDING INC FKA						
GRANTEE: NORMA & JEREMY BAUG						
1061/0337	10/06/2005	WD	U	V	09	75,000
GRANTOR: FRONTIER CAPITAL						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N2 W28 S3 D4 R4 S3 D4 R4 E13 N3 E7 N9$ S9 W7 S3 W13 L4 U4 N3 L4 U4 N8 W22 S51 FGR= S24 E22 N24 W22$ E31 FOP= S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E11 N2 E12 N25 E3 N17$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,716.00	UT	3.00	3.00	75	2006	2006	3	75	3,861	

LAND DESCRIPTION

TOTAL OB/XF 5,861

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	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.75 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/19/2025 BY SYS