

LOT 23 OAK MEADOW PLANTATION UNI
816-2412-2423, WD 998-1008, WD 1

SOSSIE FRANK L/SOSSIE NATALIYA
1023 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-123



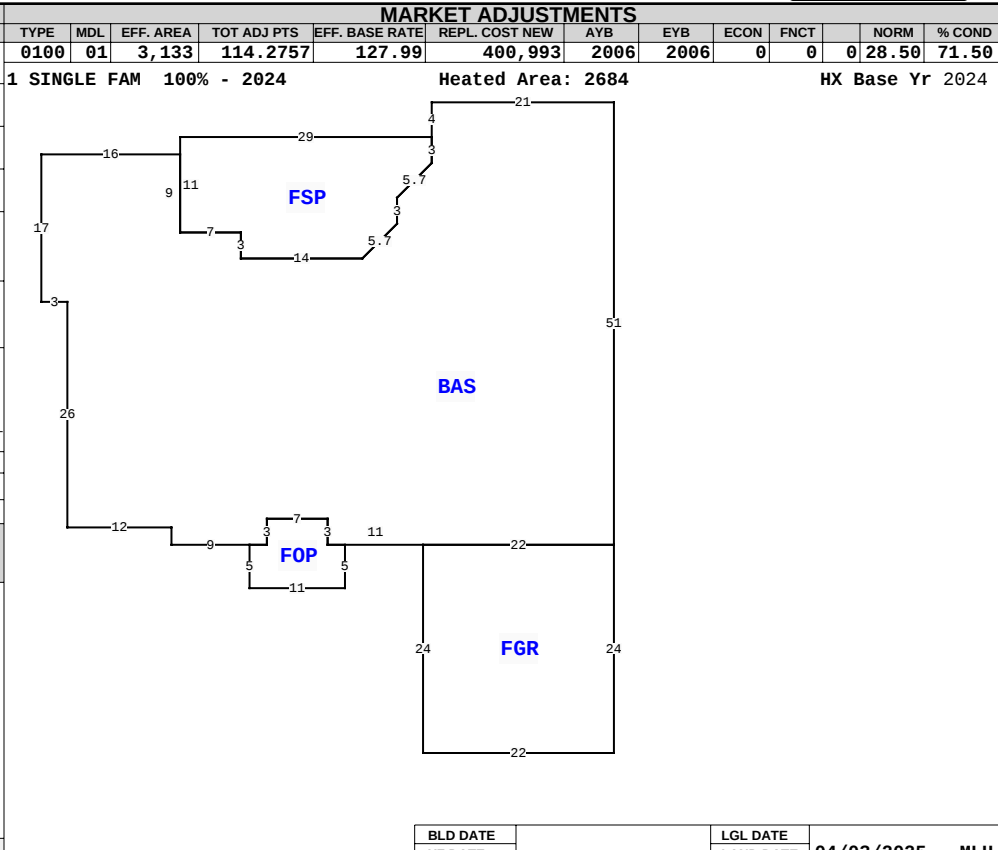
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2,684	100		2,684	245,620
FGR	528	55		290	26,539
FOP	76	30		23	2,105
FSP	341	40		136	12,446
TOTALS	3,629			3,133	286,710

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	0	1.00	UT	2,000.00	2,000.00
2	0280	POOL R/CON	0 100	0	0	563.00	UT	70.00	70.00
3	0169	FENCE/WOOD	0 100	0	0	142.00	UT	10.00	10.00
4	0166	CONC, PAVMT	0 100	0	0	2,630.00	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



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

TOTAL OB/XF									
30,094									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					286,710				
TOTAL MARKET OB/XF VALUE					30,094				
TOTAL LAND VALUE - MARKET					52,500				
TOTAL MARKET VALUE					369,304				
SOH/AGL Deduction					65,294				
ASSESSED VALUE					304,010				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					253,288				
TOTAL JUST VALUE					369,304				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					376,501				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
491	MAINT/ALTR	50	10/16/2012
3733	POOL	160	05/23/2006
3414	SFR	837	09/19/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1491/2124	5/30/2023	WD	Q	I	01	420,000	
GRANTOR: ACORN PROPERTY PARTNE							
GRANTEE: SOSSIE FRANK L							
1067/1564	11/18/2005	WD	U	V	09	75,000	
GRANTOR: ISAAC CONSTRUCTION							
GRANTEE: ACORN PROPERTY PART							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 S17 E3 S26 E12 S2 E9 FOP= S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E11 FGR= S24 E22 N24 W22\$ E22 N51 W21 S4 FSP= W29 S11 E7 S3 E14 R4 U4 N3 R4 U4 N3\$ S3 D4 L4 S3 D4 L4 W14 N3 W7 N9\$.									