

LOT 24 OAK MEADOW PLANTATION UNI
816-2412, WD 1036-1107, WD 1048-

CARABALLO ARCADIO TREVINO/TREVINO LEZTIE ANN
997 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-124



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 70
Interior Floo	12	HARDWOOD 30
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/

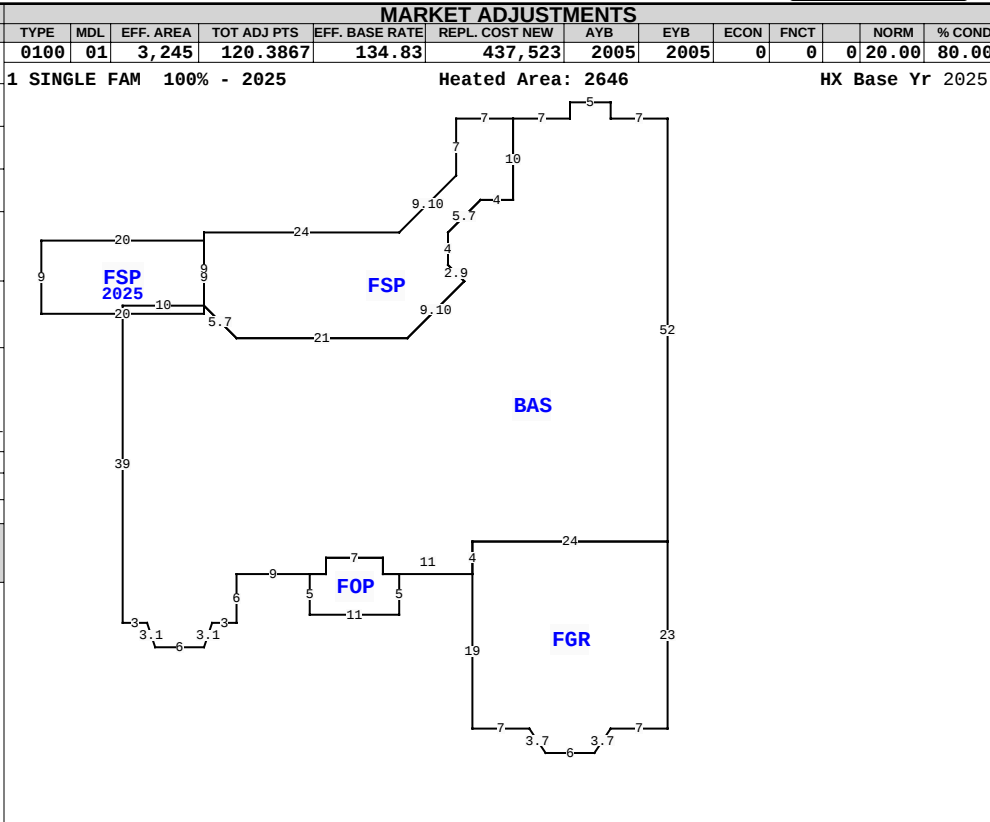
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,646	100		2,646	285,408
FGR	576	55		317	34,193
FOP	69	30		21	2,265
FSP	472	40		189	20,386
FSP	180	40	2025	72	7,766

TOTALS	3,943			3,245	350,018
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	14	6	84.00	UT	7.00	7.00
2	0280	POOL R/CON	0 100	0	0	495.00	UT	70.00	70.00
3	0166	CONC, PAVMT	0 100	0	0	4,343.00	UT	2.50	2.50
4	0169	FENCE/WOOD	0 100	0	0	121.00	UT	10.00	10.00
5	0119	MASONRY WA	0 100	0	0	1.00	UT	0.00	0.00
6	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
7	0282	POOL ENCL	0 100	32	37	1,184.00	UT	15.00	15.00

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

REVIEW DATE 07/25/2023 BY ME



997 NW SAVANNAH CIR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
46,426									

Total Acres: 0.68 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			350,018
TOTAL MARKET OB/XF VALUE			46,426
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			448,944
SOH/AGL Deduction			0
ASSESSED VALUE			448,944
TOTAL EXEMPTION VALUE			HX HB VX 13 448,944
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			448,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			455,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044906	Roof Replacement	37,077	07/07/2022
3357	POOL	120	08/26/2005
3204	SFR	866	03/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2505	5/30/2023	WD	Q	I	01	470,000
GRANTOR: POLTORAK CHRISTOPHER						
GRANTEE: CARABALLO ARCADIO T						
1402/0047	12/23/2019	WD	Q	I	01	330,000
GRANTOR: BRADLEY C & AMY L BYR						
GRANTEE: CHRISTOPHER & HILLA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W7 N2 W5 S2 W7 S10 W4 D4L4 S4 D2R2 D7L7 W21 U4L4 W10 S39 E3 D3R1 E6 U3R1 E3 N6 E9 E2 N2 E7 S2 E11 N4 E24 N52 \$									
FGR=[ORIG=-24,56] S19 E7 D3R2 E6 U3R2 E7 N23 W24 S4 \$									
FSP=[ORIG=-19,0] W7 S7 D7L7 W24 S9 D4R4 E21 U7R7 U2L2 N4 U4R4 E4 N10 \$									
FOP=[ORIG=-44,56] S5 E11 N5 W2 N2 W7 S2 W2 \$									
FSP=[YR=2025;ORIG=-77,15] E20 S9 W20 N9 \$									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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