LOT 27 OAK MEADOW PLANTATIONS UN
15 OAK MEADOW PLANTATION UNIT 3.

WHIPKEY NEIL H/WHIPKEY BONNIE J
P O BOX 916
LAKE CITY, FL 32056-0916

2026

34-3S-16-02462-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

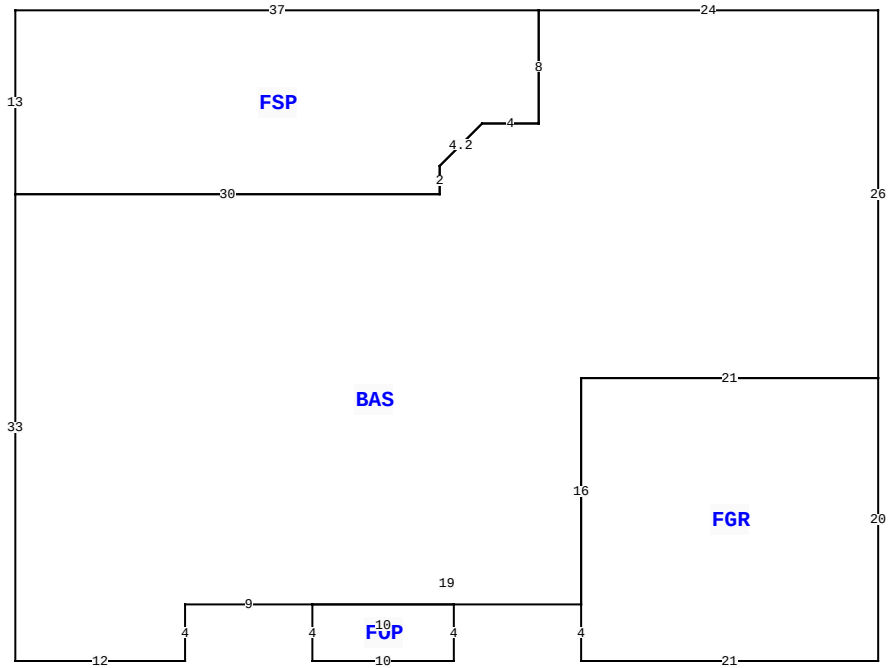
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,824	100		1,824	185,120
FGR	420	55		231	23,445
FOP	40	30		12	1,218
FSP	451	40		180	18,268
TOTALS	2,735			2,247	228,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	122.4531	137.15	308,176	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 0 Heated Area: 1824 HX Base Yr



903 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	228,050
TOTAL MARKET OB/XF VALUE	2,331
TOTAL LAND VALUE - MARKET	59,500
TOTAL MARKET VALUE	289,881
SOH/AGL Deduction	0
ASSESSED VALUE	289,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,881
TOTAL JUST VALUE	289,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1560	SFR	438	06/08/1999
00824			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1492/1535	6/07/2023	QC	U	I	11	100
GRANTOR: SG BUILD COMPANY						
GRANTEE: WHIPKEY NEIL H						
1492/1028	6/07/2023	QC	U	I	11	100
GRANTOR: WHIPKEY NEIL H						
GRANTEE: SG BUILD COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W37 S13 E30 N2 U3 R3 E4 N8$ S8 W4 L3 D3 S2 W30 S33 E12 N4 E9 FOP= S4 E10 N4 W10$ E19 FGR= S4 E21 N20 W21 S16$ N16 E21 N26$.

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	0166	CONC,PAVMT	0	0	0	0	1,554.00	UT	1.50	1.50	100	1999	1999	3	100	2,331	

LAND DESCRIPTION

TOTAL OB/XF 2,331

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	0		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

REVIEW DATE 04/29/2025 BY JS Total Acres: 1.56 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 11/20/2025 BY SYS