LOT 28 OAK MEADOW PLANTATIONS
UNIT 1.

SCHULTZ JEFFREY W
900 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

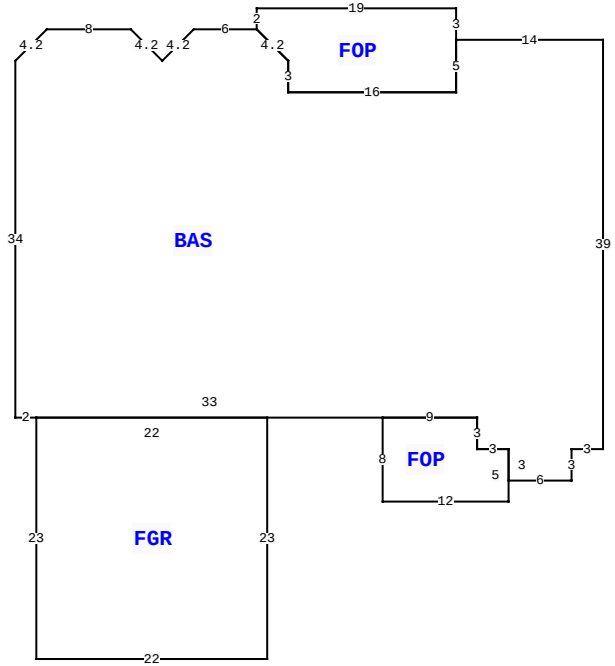
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,998	100		1,998	231,021
FGR	506	55		278	32,144
FOP	87	30		26	3,006
FOP	139	30		42	4,856
TOTALS	2,730			2,344	271,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,344	138.0144	154.58	362,336	2004	2004	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2021 Heated Area: 1998 HX Base Yr 2021



900 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		271,027
TOTAL MARKET OB/XF VALUE		3,204
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		309,231
SOH/AGL Deduction		62,672
ASSESSED VALUE		246,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,837
TOTAL JUST VALUE		309,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3004	SFR	587	07/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1922	9/24/2020	WD	Q	I	01	265,000
GRANTOR: ROBERT L & MYRNA L LE						
GRANTEE: JEFFREY SCHULTZ						
1339/1487	6/03/2017	WD	Q	I	01	215,000
GRANTOR: ELHAM FAKHRE & RAYMON						
GRANTEE: ROBERT L & MYRNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N3 W19 S2 D3 R3 S3 E16 N5$ S5 W16 N3 L3 U3 W6 D3 L3 L3 U3 W8 D3 L3 S34 E2 FGR= S23 E22 N23 W22$ E33 FOP= S8 E12 N5 W3 N3 W9$ E9 S3 E3 S3 E6 N3 E3 N39$.

EXTRA FEATURES

L N	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	100	0	0	1,602.00	UT	2.00	2.00	100	2004	2004	3	100	3,204	

LAND DESCRIPTION

TOTAL OB/XF 3,204

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS