LOT 29 OAK MEADOW PLANTATIONS
UNIT 1.

ROLLE OSIE
920 NW SAVANNAH CIR
LAKE CITY, FL 32055-6871

2026

34-3S-16-02462-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

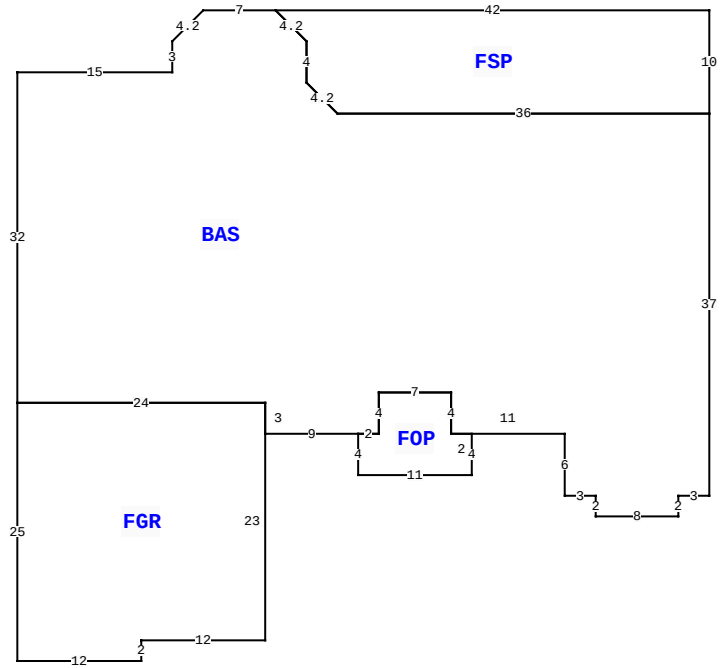
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,263	100		2,263	241,529
FGR	576	55		317	33,833
FOP	72	30		22	2,348
FSP	390	40		156	16,650
TOTALS	3,301			2,758	294,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,758	114.8112	128.59	354,651	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2021 Heated Area: 2263 HX Base Yr 2021



920 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		294,360
TOTAL MARKET OB/XF VALUE		45,157
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		374,517
SOH/AGL Deduction		77,591
ASSESSED VALUE		296,926
TOTAL EXEMPTION VALUE	HX HB 13	296,926
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		374,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2179	POOL	90	07/08/2011
142	SFR	972	04/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/2649	1/31/2020	WD	Q	I	01	282,900
GRANTOR: DAVID C & ANNA C CHAR						
GRANTEE: OSIE ROLLE						
1199/1766	8/17/2010	WD	U	I	12	205,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVID C & ANNA C CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N37 FSP= N10 W42 D3 R3 S4 R3 D3 E36$ W36 U3 L3 N4 L3 U3 W7 D3 L3 S3 W15 S32 FGR= S25 E12 N2 E12 N23 W24$ E24 S3 E9 FOP= S4 E11 N4 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E11 S6 E3 S2 E8 N2 E3$.

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	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,863.00	UT	3.00	3.00	100	2008	2008	3	100	5,589	
3	0280	POOL R/CON	0	100	0	0	480.00	UT	70.00	70.00	100	2011	2011	3	68	22,848	
4	0282	POOL ENCL	0	100	30	49	1,470.00	UT	15.00	15.00	100	2011	2011	3	40	8,820	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,900	

LAND DESCRIPTION

TOTAL OB/XF 45,157

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	1.00	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