

LOT 31 OAK MEADOW PLANTATIONS
UNIT 1.

SCOTT THOMAS/SCOTT KRISTEN
952 NW SAVANNAH CIRCLE
LAKE CITY, FL 32055

2026

34-3S-16-02462-131



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	16	WD FR STUC	80	0100	01	3,068	119.1645	133.46	409,455	2006	2006	0	0	0	26.60	73.40	VALUATION BY STANDARD																
Exterior Wall	21	STONE	20	1 SINGLE FAM 100% - 2016										Heated Area: 2547										HX Base Yr 2016									
Roof Structure	08	IRREGULAR	100											BUILDING MARKET VALUE										300,540									
Roof Cover	03	COMP SHNGL	100											TOTAL MARKET OB/XF VALUE										8,006									
Interior Wall	05	DRYWALL	100											TOTAL LAND VALUE - MARKET										35,000									
Interior Floor	14	CARPET	80											TOTAL MARKET VALUE										343,546									
Interior Floor	15	HARDTILE	20											SOH/AGL Deduction										93,388									
Air Condition	03	CENTRAL	100											ASSESSED VALUE										250,158									
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms	4	100												BASE TAXABLE VALUE										199,436									
Bathrooms	3	100												TOTAL JUST VALUE										343,546									
Frame	02	WOOD FRAME	100											NCON VALUE										0									
Stories	1.	1.	100	INCOME VALUE																													
Architectual	05	CONV	100	PREVIOUS YEAR MKT VALUE										349,278																			
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	2,547	100		2,547	249,503																												
FGR	574	55		316	30,955																												
FOP	122	30		37	3,624																												
FSP	421	40		168	16,457																												
TOTALS	3,664			3,068	300,540																												
EXTRA FEATURES										952 NW SAVANNAH CIR, LAKE CITY																							
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000																	
2	0166	CONC, PAVMT	0	100	0	0	2,002.00	UT	3.00	3.00	100	2006	2006	3	100	6,006																	
LAND DESCRIPTION										TOTAL OB/XF										8,006													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																	