LOT 32 OAK MEADOW PLANTATIONS UN
ORB 816-2412-2423, 838-1836, 861

REDDICK NICHOLAS J/REDDICK KATELYN J
13777 NW COUNTY ROAD 241
LAKE BUTLER, FL 32054

2026

34-3S-16-02462-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

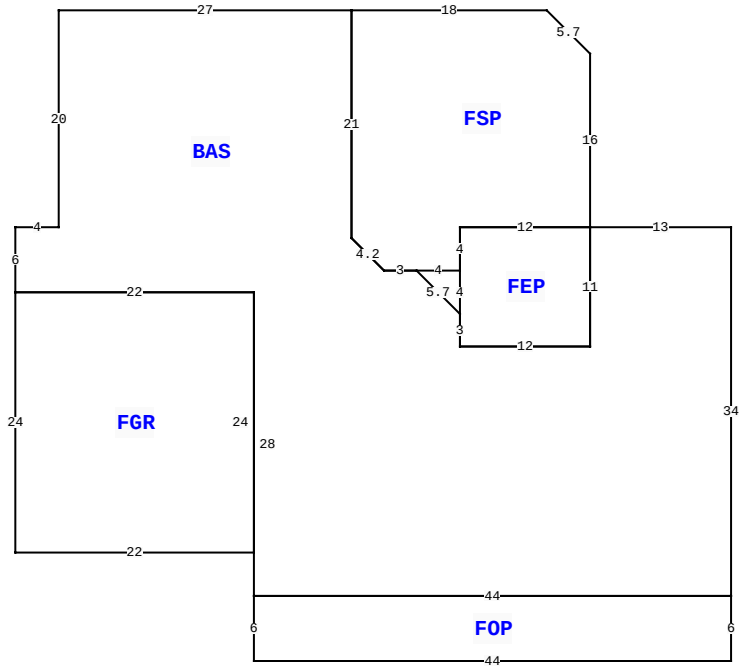
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,993	100		1,993	163,593
FEP	132	80		106	8,701
FGR	528	55		290	23,804
FOP	264	30		79	6,485
FSP	468	40		187	15,350
TOTALS	3,385			2,655	217,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,655	110.3760	123.62	328,211	1997	1997	0	0	0	33.60	66.40

1 SINGLE FAM 0% - 2024 Heated Area: 1993 HX Base Yr



970 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	217,932
TOTAL MARKET OB/XF VALUE	7,953
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	260,885
SOH/AGL Deduction	0
ASSESSED VALUE	260,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,885
TOTAL JUST VALUE	260,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1309/2670	2/18/2016	WD	Q	I	01	183,000
GRANTOR: CHRISTOPHER J EDGECOM						
GRANTEE: NOCHOLAS J & KATELY						
1236/1351	6/06/2012	WD	U	I	12	154,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: CHRISTOPHER JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S20 W4 S6 FGR= S24 E22 N24 W22$ E22 S28 FOP= S6 E44 N6 W44$ E44 N34 W13 FSP= N16 U4 L4 W18 S21 R3 D3 E3/E4/ FEP= /S4 / S3 E12 N11 W12S4$ N4 E12$ S11 W12 N3 U4 L4 W3 U3 L3 N21$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1,941.00	UT	2.50	2.50	100	1997	1997	3	100	4,853	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,100	

LAND DESCRIPTION

TOTAL OB/XF 7,953

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	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