

LOT 5 OAK MEADOW PLANTATION UNIT
WD 1067-1489, WD 1117-83, WD 127

PATEL JITENDRAKUMAR T/PATEL RENUKA J
638 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-305



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	04	04 100

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	2,444	100		2,444	291,981
FGR	484	55		266	31,778
FOP	155	30		46	5,495
FOP	360	30		108	12,902
TOTALS	3,443			2,864	342,158

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0166	CONC,PAVMT	0	0	0	0	1,982.00	UT	3.00
3	0280	POOL R/CON	0	0	0	0	750.00	UT	70.00
4	0169	FENCE/WOOD	0	0	0	0	384.00	UT	13.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,864	131.5291	147.31	421,896	2007	2007	0	0	0	18.90	81.10
1 SINGLE FAM 0% - 2023 Heated Area: 2444 HX Base Yr												
638 NW SAVANNAH CIR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2025 MLU												

TOTAL OB/XF												
38,507												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		342,158	
TOTAL MARKET OB/XF VALUE		38,507	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		415,665	
SOH/AGL Deduction		0	
ASSESSED VALUE		415,665	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		415,665	
TOTAL JUST VALUE		415,665	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		422,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043854	Roof Replacement	25,277	03/07/2022
183	SFR	975	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/1950	10/04/2022	WD	Q	I	01	440,000
GRANTOR: SWEERS DAVID EUGENE						
GRANTEE: PATEL JITENDRAKUMAR						
1359/0821	5/04/2018	WD	Q	I	01	288,900
GRANTOR: DENNIS E & LINDA L SH						
GRANTEE: DAVID EUGENE SWEERS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 N9 W13 FOP= W40 S9 E40 N9\$ S9 W40 S35 E13 S5 E13 FOP= S4 E11 N13 W3 N2 W6 S2 W2 S9\$ N9 E2 N2 E6 S2 E13 FGR= S22 E12 N2 E11 N20 W23\$ E23 N31\$.									