LOT 9 OAK MEADOW PLANTATION UNIT
WD 1071-2492, WD 1314-2755, WD 1

HARRELL BRANT D/HARRELL AMBER B
772 NW SAVANNAH CIR
LAKE CITY, FL 32024

**2026**

**34-3S-16-02462-309**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 |

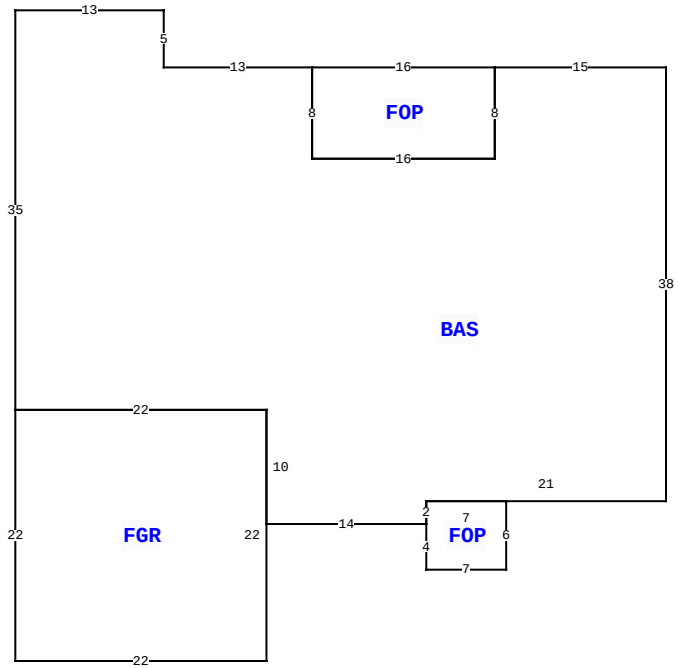
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.070 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,955 | 100 | | 1,955 | 247,092 |
| FGR | 484 | 55 | | 266 | 33,620 |
| FOP | 42 | 30 | | 13 | 1,643 |
| FOP | 128 | 30 | | 38 | 4,802 |
| TOTALS | 2,609 | | | 2,272 | 287,157 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,272 | 122.6610 | 137.38 | 312,127 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1955 HX Base Yr 2023




772 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 | | 287,157 |
| TOTAL MARKET OB/XF VALUE | | 7,068 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 329,225 |
| SOH/AGL Deduction | | 13,493 |
| ASSESSED VALUE | | 315,732 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 265,010 |
| TOTAL JUST VALUE | | 329,225 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 332,346 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 937 | SFR | 0 | 11/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1429/664 | 1/28/2021 | WD | Q | I | 01 | 282,500 |
| GRANTOR: MOODY WILLIAM C JR & | | | | | | |
| GRANTEE: HARRELL BRANT D | | | | | | |
| 1412/0549 | 5/22/2020 | WD | Q | I | 01 | 259,000 |
| GRANTOR: MICHAEL LOUIS & HEATH | | | | | | |
| GRANTEE: WILLIAM C MOODY JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 FOP= W16 S8 E16 N8$ S8 W16 N8 W13 N5 W13 S35 FGR= S22 E22 N22 W22$ E22 S10 E14 FOP= S4 E7 N6 W7 S2 $ N2 E21 N38$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,392.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 2,784 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 408.00 | UT | 10.50 | 10.50 | 100 | 2017 | 2017 | 3 | 100 | 4,284 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,068

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 06/06/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS