

LOT 12 OAK MEADOW PLANTATION UNI
WD 1068-137, WD 1072-1068-137, W

GRICE GARY R/GRICE MONICA A
838 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-312



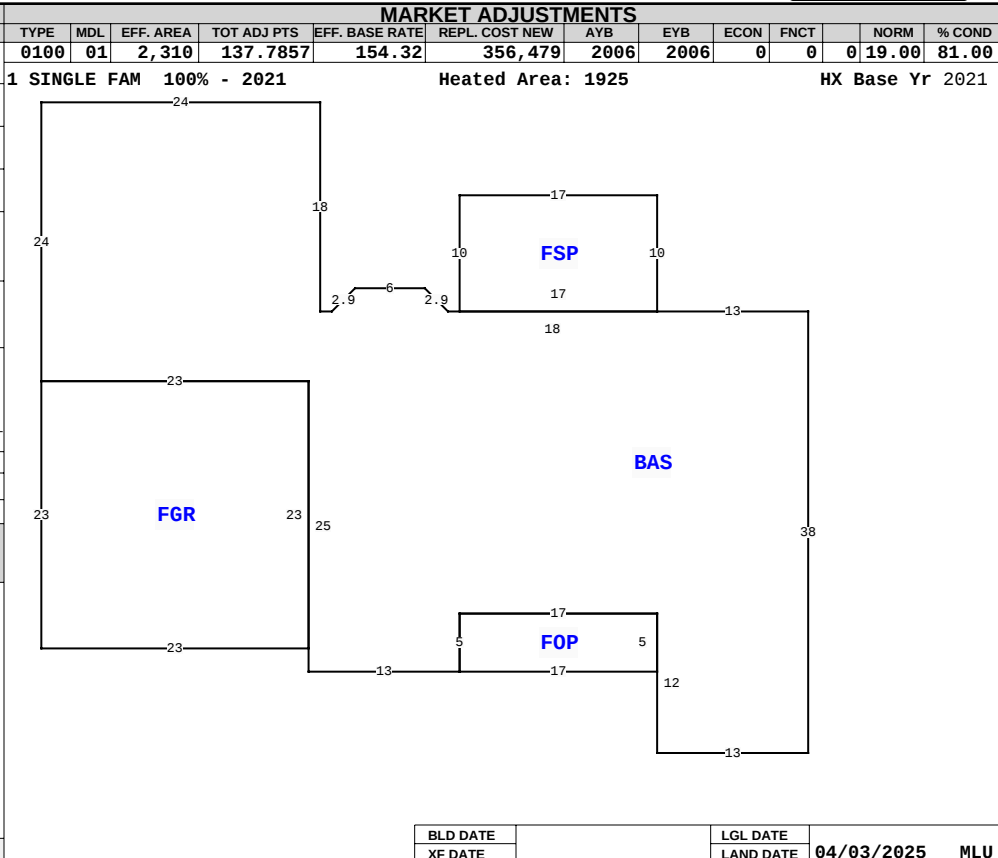
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	04	04 100
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	1,925	100		1,925	240,623
FGR	529	55		291	36,375
FOP	85	30		26	3,250
FSP	170	40		68	8,500
TOTALS	2,709			2,310	288,748

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,872.00	UT	2.00
2	0169	FENCE/WOOD	0	100	0	0	320.00	UT	10.50
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF														
9,668														
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					288,748				
TOTAL MARKET OB/XF VALUE					9,668				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					333,416				
SOH/AGL Deduction					77,738				
ASSESSED VALUE					255,678				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					204,956				
TOTAL JUST VALUE					333,416				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					336,981				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			02/07/2024
3616	SFR	600	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1418/1865	9/01/2020	WD	Q	I	01	270,000	
GRANTOR: JULIA BLAIR DAVIS							
GRANTEE: GARY R & MONICA A G							
1303/1663	10/29/2015	WD	Q	I	01	219,900	
GRANTOR: BARBARA FULTON							
GRANTEE: JULIA BLAIR DAVIS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FSP= N10 W17 S10 E17\$ W18 L2 U2 W6 D2 L2 W1 N18 W24 S24 FGR= S23 E23 N23 W23\$ E23 S25 E13 FOP= E17 N5 W17 S5\$ N5 E17 S12 E13 N38\$.									