LOT 18 OAK MEADOW PLANTATION UNI
816-2412, 880-1850, WD 998-1130,

JUSIC AUTUMN DELAIN/JUSIC SEMIR
791 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-318

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

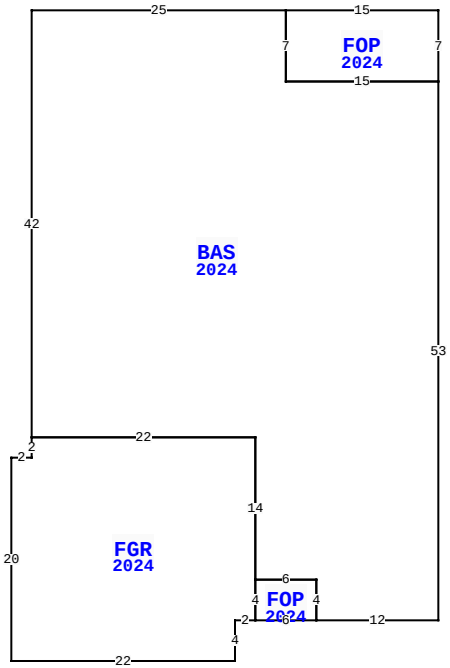
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,875	100	2024	1,875	250,507
FGR	516	55	2024	284	37,944
FOP	24	30	2024	7	935
FOP	105	30	2024	32	4,276
TOTALS	2,520			2,198	293,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	121.7254	136.33	299,653	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1875 HX Base Yr 2025



791 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		293,660
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		330,700
SOH/AGL Deduction		19,761
ASSESSED VALUE		310,939
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,217
TOTAL JUST VALUE		330,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045898	New Residential C	250,000	11/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1155	3/13/2024	WD	Q	I	01	375,000
GRANTOR: SG BUILD COMPANY						
GRANTEE: JUSIC AUTUMN DELAIN						
1510/223	3/08/2024	QC	U	I	11	0
GRANTOR: WHIPKEY NEIL H						
GRANTEE: SG BUILD COMPANY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S42 E22 S14 E6 S4 E12 N53 W15 N7 W25 $
FGR=[YR=2024;ORIG=60,52] S2 W2 S20 E22 N4 E2 N4 N14 W22 $
FOP=[YR=2024;ORIG=82,70] E6 N4 W6 S4 $
FOP=[YR=2024;ORIG=85,10] S7 E15 N7 W15 $
.

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	680.00	UT	3.00	3.00	100	2024	2023		100	2,040	

LAND DESCRIPTION

TOTAL OB/XF 2,040

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/19/2024 BY TP Total Acres: 0.84 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS