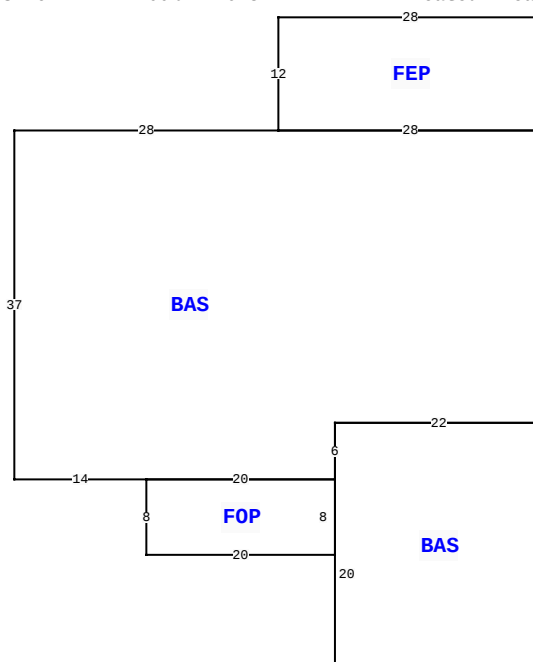


2026

34-3S-16-02462-319



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall		19	COMMON BRK 100							0100	01	2,841	119.1582	133.46	379,160	2014	2014	0	0	0	11.00	89.00											
Roof Structur		08	IRREGULAR 100							1 SINGLE FAM 100% - 2018														Heated Area: 2524 HX Base Yr 2018									
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		05	DRYWALL 100																														
Interior Floo		14	CARPET 80																														
Interior Floo		15	HARDTILE 20																														
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																														
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	572	100		572	67,942																												
BAS	1,952	100		1,952	231,857																												
FEP	336	80		269	31,952																												
FOP	160	30		48	5,701																												
TOTALS		3,020		2,841	337,452																												
EXTRA FEATURES										763 NW SAVANNAH CIR, LAKE CITY																							
L N		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	2,427.00	UT	2.00	2.00	100	2014	2014	3	100	4,854																
2		0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																
3		0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																
4		0210	GARAGE U	0	100	24	50	1.00	UT	18,000.00	18,000.00	100	2023	2022		100	18,000																
5		0001	RES MISC	0	100	14	40	1.00	UT	36,960.00	36,960.00	100	2023	2022		100	36,960																
6		0296	SHED METAL	0	100	12	20	1.00	UT	4,320.00	4,320.00	100	2023	2022		100	4,320																
7		0296	SHED METAL	0	100	12	16	1.00	UT	3,456.00	3,456.00	100	2023	2022		100	3,456																
LAND DESCRIPTION										TOTAL OB/XF										68,190													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.50	35,000.00	52,500.00	52,500																
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500																
REVIEW DATE		06/06/2023		BY	KS	Total Acres: 1.42		Total Land Value: 105,000				Market: 0				Agricultural: 0				Common: 105,000				PRINTED 10/02/2025 BY SYS									