LOT 21 OAK MEADOW PLANTATION
UNIT 3.

SHIVER AMY DOCKERY
713 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-321

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

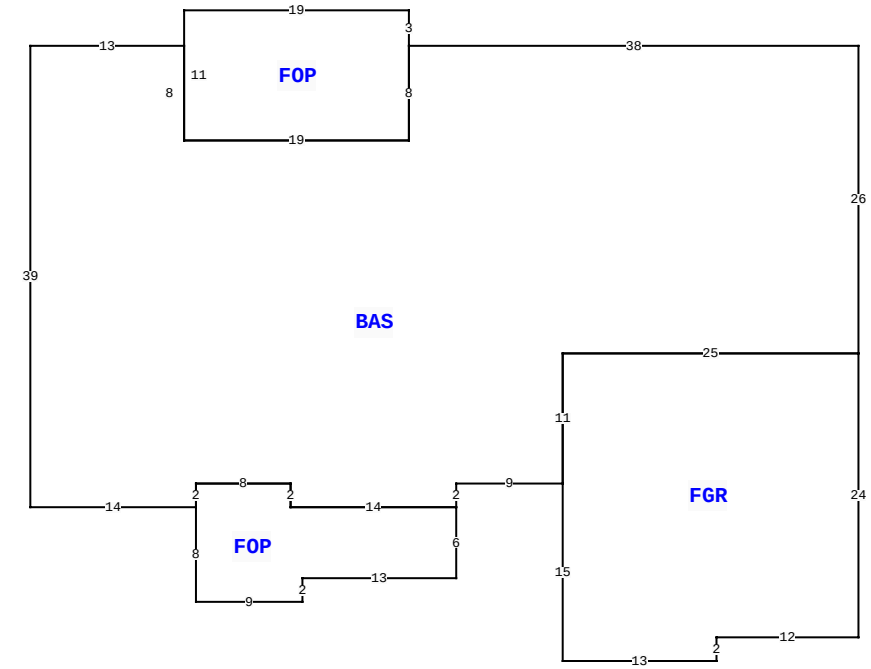
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,219	100		2,219	282,092
FGR	626	55		344	43,732
FOP	166	30		50	6,356
FOP	209	30		63	8,009
TOTALS	3,220			2,676	340,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,676	120.7500	135.24	361,902	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 0 Heated Area: 2219 HX Base Yr



713 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	340,188
TOTAL MARKET OB/XF VALUE	3,460
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	396,148
SOH/AGL Deduction	0
ASSESSED VALUE	396,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,148
TOTAL JUST VALUE	396,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
421	SFR	0	01/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/2307	1/18/2019	WD	Q	I	01	305,000
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: AMY DOCKERY SHIVER						
1319/1581	7/29/2016	WD	Q	V	01	28,000
GRANTOR: FRANZ H & MELISSA MET						
GRANTEE: GIBRALTAR CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= N3 W19 S11 E19 N8$ S8 W19 N8 W13 S39 E14 FOP= S8 E9 N2 E13 N6 W14 N2 W8 S2$ N2 E8 S2 E14 N2 E9 FGR= S15 E13 N2 E12 N24 W25 S11$ N11 E25 N26$.

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	0	0	0	1,730.00	UT	2.00	2.00	100	2019	2019	3	100	3,460	

LAND DESCRIPTION

TOTAL OB/XF 3,460

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	0		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 11/20/2019 BY HC Total Acres: 0.71 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/18/2025 BY SYS