

LOT 22 OAK MEADOW PLANTATION
UNIT 3.

HOWELL SUMMER L
685 NW SAVANNAH CIR
LAKE CITY, FL 32055-6881

2026

34-3S-16-02462-322



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																									
Exterior Wall	32	HARDIE BRD 100	0100	01	2,581	116.9973	131.04	338,214	2006	2006	0	0	0	19.00	81.00	VALUATION SUMMARY																								
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM 100% - 2019														Heated Area: 2175																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2019																							
Interior Wall	05	DRYWALL 100															VALUATION BY																							
Interior Floor	14	CARPET 70															Tax Group: 1												Tax Dist:											
Interior Floor	15	HARDTILE 30															BUILDING MARKET VALUE												273,953											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												26,601											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												52,500											
Bedrooms	4	100															TOTAL MARKET VALUE												353,054											
Bathrooms	2	100															SOH/AGL Deduction												87,410											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												265,644											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Architectural Units	05	CONV 100															BASE TAXABLE VALUE												214,922											
Condition Adj	03	03 100	TOTAL JUST VALUE												353,054																									
Kitchen Adjus	01	01 100	NCON VALUE												0																									
Quality			06	06	INCOME VALUE																																			
DOR CODE			0100 SINGLE FAMILY																																					
MAP NUM																																								
NEIGHBORHOOD/LOC			34316.070 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,175	100		2,175	230,860																																			
FGR	483	55		266	28,234																																			
FOP	62	30		19	2,017																																			
FSP	176	40		70	7,430																																			
UOP	256	20		51	5,413																																			
TOTALS	3,152			2,581	273,953																																			
EXTRA FEATURES						685 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2006	2006	3	100	1,200																									
2	0166	CONC, PAVMT	0	100	0	0	1,583.00	UT	3.00	100	2006	2006	3	100	4,749																									
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,500																									
4	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	100	2023	2022		95	19,152																									
TOTAL OB/XF																		26,601																						
LAND DESCRIPTION																																								
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	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																							
REVIEW DATE 11/30/2022 BY HC Total Acres: 0.77 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/18/2025 BY SYS																																								