LOT 23 OAK MEADOW PLANTATION UNI
WD 1240-773, WD 1318-24, WD 1448

MARTINO NICHOLAS/MARTINO TAYLOR
657 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-323

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

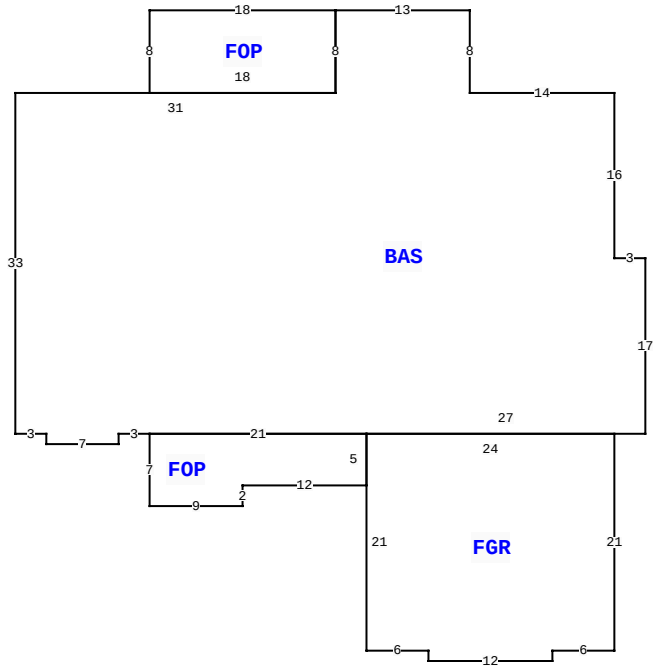
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	2,076	100		2,076	291,760
FGR	516	55		284	39,913
FOP	123	30		37	5,200
FOP	144	30		43	6,043
TOTALS	2,859			2,440	342,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,440	136.3907	152.76	372,734	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 2076 HX Base Yr 2022



657 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		342,915
TOTAL MARKET OB/XF VALUE		3,532
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		398,947
SOH/AGL Deduction		55,486
ASSESSED VALUE		343,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,739
TOTAL JUST VALUE		398,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1183	SFR	0	11/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/1816	9/24/2021	WD	Q	I	01	345,000
GRANTOR: GANSKOP MARK						
GRANTEE: MARTINO NICHOLAS						
1318/0024	7/01/2016	WD	Q	V	01	17,000
GRANTOR: MELISE I LEE & J MICH						
GRANTEE: MARK GANSKOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N8 W13 FOP= W18 S8 E18 N8$ S8 W31 S33 E3 S1 E7 N1 E3 FOP= S7 E9 N2 E12 N5 W21$ E21 FGR= S21 E6 S1 E12 N1 E6 N21 W24$ E27 N17 W3 N16$.

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	1,766.00	UT	2.00	2.00	100	2017	2017	3	100	3,532	

LAND DESCRIPTION

TOTAL OB/XF 3,532

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		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 06/07/2023 BY JB Total Acres: 0.68 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/18/2025 BY SYS