LOT 24 OAK MEADOW PLANTATION UNI
WD 1069-678, WD 1158-

VELEZ ABIMAEL/SANCHEZ SONIA
629 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-324

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

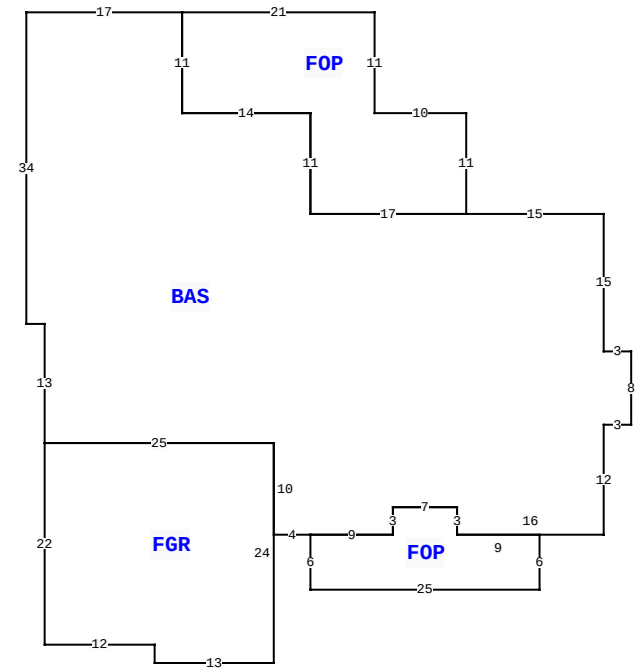
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,440	100		2,440	288,328
FGR	576	55		317	37,459
FOP	171	30		51	6,026
FOP	418	30		125	14,771
TOTALS	3,605			2,933	346,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,933	112.2387	125.71	368,707	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2440 HX Base Yr 2020



629 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		346,585
TOTAL MARKET OB/XF VALUE		2,760
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		401,845
SOH/AGL Deduction		127,511
ASSESSED VALUE		274,334
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,612
TOTAL JUST VALUE		401,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5	SFR	0	01/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/2425	5/03/2019	WD	Q	I	01	325,000
GRANTOR: SIMQUE PROPERTIES LLC						
GRANTEE: ABIMAEL VELEZ & SON						
1349/2292	12/14/2017	WD	Q	V	01	35,000
GRANTOR: CHARLIE SPARKS AS TRU						
GRANTEE: SIMQUE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N11 W10 N11 W21 S11 E14 S11 E17$ W17 N11 W14 N11 W17 S34 E2 S13 FGR= S22 E12 S2 E13 N24 W25 $ E25 S10 E4 FOP= S6 E25 N6 W9 N3 W7 S3 W9$ E9 N3 E7 S3 E16 N12 E3 N8 W3 N15$.

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	1,380.00	UT	2.00	2.00	100	2019	2019	3	100	2,760	

LAND DESCRIPTION

TOTAL OB/XF 2,760

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: 0.69 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/18/2025 BY SYS