LOT 26 OAK MEADOW PLANTATION
UNIT 3. WD 1067-1489, WD 1144-1943, WD 1301-1652,

BICKNELL TERRI F
569 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-326

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

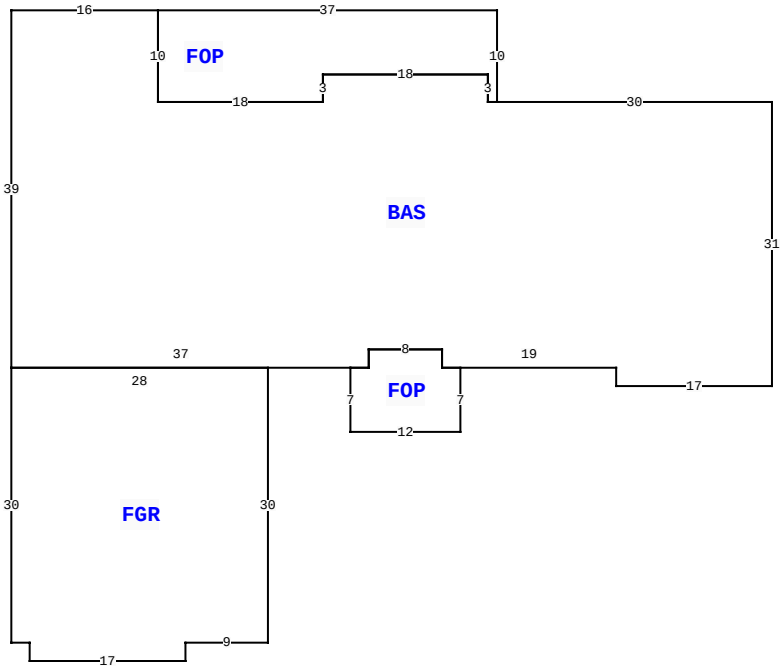
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,639	100		2,639	311,233
FGR	874	55		481	56,728
FOP	100	30		30	3,538
FOP	316	30		95	11,204
TOTALS	3,929			3,245	382,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,245	115.7100	129.60	420,552	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 2639 HX Base Yr 2017



569 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		382,702
TOTAL MARKET OB/XF VALUE		5,062
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		440,264
SOH/AGL Deduction		164,785
ASSESSED VALUE		275,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,757
TOTAL JUST VALUE		440,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1148	SFR	0	12/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/1652	9/09/2015	WD	Q	V	01	21,000
GRANTOR: JACK & JACQUELYN SPRA						
GRANTEE: TERRI F BICKNELL						
1144/1943	2/28/2008	WD	Q	V	03	47,000
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: JACK & JACQUELYN SP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N10 W37 S10 E18 N3 E18 S3 E1$ W1 N3 W18 S3 W18 N10 W16 S39 FGR= S30 E2 S2 E17 N2 E9 N30 W28$ E37 FOP= S7 E12 N7 W2 N2 W8 S2W2$ E2 N2 E8 S2 E19 S2 E17 N31$.

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	2,531.00	UT	2.00	2.00	100	2016	2016	3	100	5,062	

LAND DESCRIPTION

TOTAL OB/XF 5,062

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