LOT 13 OAK MEADOW PLANTATION UNI
816-2412, 842-790, 907-756, WD 1

CASTRO RAFAEL A GONZALEZ/LUGO MIRMARIE
460 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-113

BUILDING CHARACTERISTICS

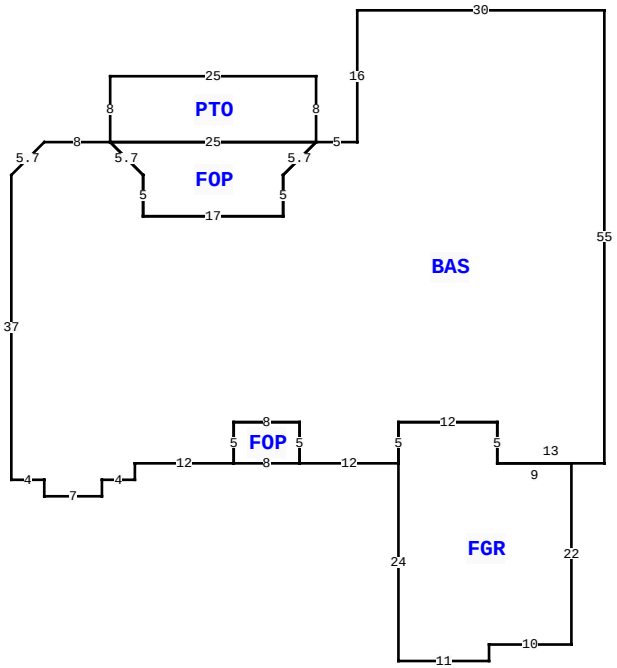
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	3,055	100		3,055	295,714
FGR	544	55		299	28,943
FOP	40	30		12	1,161
FOP	169	30		51	4,936
PTO	200	5		10	968
TOTALS	4,008			3,427	331,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,427	122.2200	134.44	460,726	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2018 Heated Area: 3055 HX Base Yr 2018



460 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	1,787.00	UT	1.50	1.50	100	1998	1998	3	100	2,681	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	331,723
TOTAL MARKET OB/XF VALUE	4,681
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	371,404
SOH/AGL Deduction	98,022
ASSESSED VALUE	273,382
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	221,971
TOTAL JUST VALUE	371,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1030	SFR	673	07/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0157	3/31/2017	WD	Q	I	01	250,000
GRANTOR: NIKOLAOS & ALDONA KAR						
GRANTEE: RAFAEL A GONZALEZ C						
1231/1819	3/14/2012	WD	Q	I	01	220,000
GRANTOR: JOY R DOUGLAS						
GRANTEE: NIKOLAOS & ALDONA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S16 W5 PTO= N8 W25 S8 E25$ FOP= W25 D4 R4 S5 E17 N5 R4 U4 $ D4 L4 S5 W17N5 L4 U4 W8 L4 D4 S37 E4 S2 E7 N2 E4 N2 E12 FOP= E8 N5W8 S5$ N5 E8 S5 E12 FGR= S24 E11 N2 E10 N22 W9 N5 W12 S5$ N5 E12 S5 E13 N55$.

LAND DESCRIPTION

TOTAL OB/XF 4,681

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS