LOT 14 OAK MEADOW PLANTATION UNI
816-2412-2423, 870-2116, 984-180

GALAN ENRIQUE G/GALAN RACHEL ANNE CONCEPCION O
482 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-114

BUILDING CHARACTERISTICS

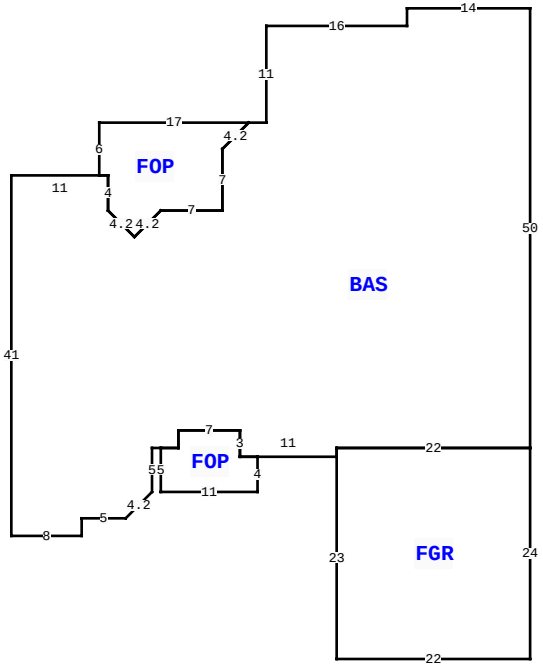
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,468	100		2,468	235,075
FGR	528	55		290	27,622
FOP	67	30		20	1,905
FOP	150	30		45	4,286
TOTALS	3,213			2,823	268,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,823	123.1713	135.49	382,488	2003	2003	0	0	0	29.70	70.30

1 SINGLE FAM 100% - 2016 Heated Area: 2468 HX Base Yr 2016



482 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	2,013.00	UT	2.00	2.00	100	2003	2003	3	100	4,026	
2	0280	POOL R/CON	0	100	0	0	548.00	UT	70.00	70.00	100	2003	2003	3	40	15,344	
3	0282	POOL ENCL	0	100	29	47	1,363.00	UT	15.00	15.00	100	2003	2003	3	40	8,178	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		268,889
TOTAL MARKET OB/XF VALUE		28,848
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		332,737
SOH/AGL Deduction		85,399
ASSESSED VALUE		247,338
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,927
TOTAL JUST VALUE		332,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2270	POOL	150	09/10/2003
2664	SFR	651	05/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1713	12/07/2015	WD	Q	I	01	262,500
GRANTOR: BRUCE P & ELIZABETH A						
GRANTEE: ENRIQUE G & RACHEL						
1160/1259	10/10/2008	WD	Q	I		319,000
GRANTOR: BOBBY C & TERESA JAME						
GRANTEE: BRUCE & ELIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S2 W16 S11 W2 FOP= W17 S6 E1 S4 D3 R3 R3 U3 E7 N7 R3 U3 $ D3 L3 S7 W7 D3 L3 L3 U3 N4 W11 S41 E8 N2 E5 U3 R3 N5 E1 FOP= S5 E11 N4 W2 N3 W7 S2 W2$ E2 N2 E7 S3 E11 FGR= S23 E22 N24 W22 S1$ N1 E22 N50 $.

LAND DESCRIPTION

TOTAL OB/XF 28,848

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS