LOT 16 OAK MEADOW PLANTATION UNI
816-2412-2423, WD 1036-402, WD 1

NELSON LARRY J/NELSON SHELLICE V
510 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-116

BUILDING CHARACTERISTICS

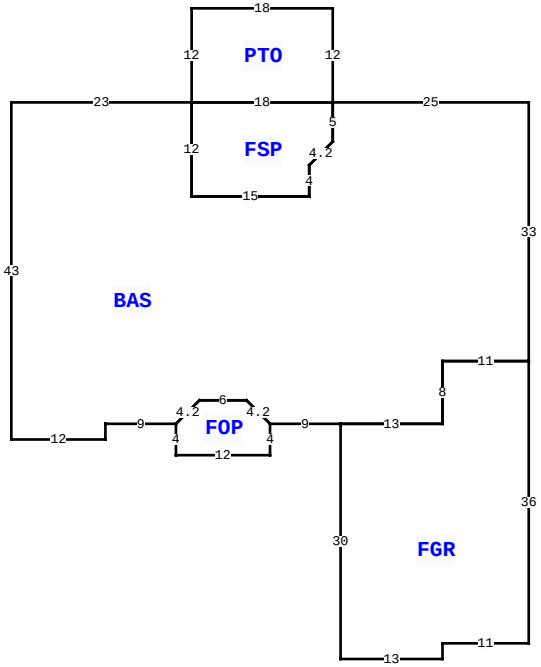
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,416	100		2,416	262,455
FGR	786	55		432	46,929
FOP	75	30		22	2,390
FSP	200	40		80	8,690
PTO	216	5		11	1,195
TOTALS	3,693			2,961	321,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,961	123.4422	135.79	402,074	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 2416 HX Base Yr 2016



510 NW SAVANNAH CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	321,659
TOTAL MARKET OB/XF VALUE	32,833
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	389,492
SOH/AGL Deduction	95,450
ASSESSED VALUE	294,042
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	237,631
TOTAL JUST VALUE	389,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
166	POOL	0	02/29/2016
3186	SFR	853	02/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/2364	8/28/2015	WD	Q	I	01	229,000
GRANTOR: FELIX D & MARIE C OYO						
GRANTEE: LARRY J NELSON & SH						
1068/1338	12/15/2005	WD	Q	I		326,600
GRANTOR: SETH HEITZMAN CONSTRU						
GRANTEE: FELIX D & MARIE C O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N12 W18 S12 E18$ FSP= W18 S12 E15 N4 R3 U3 N5$ S5 D3 L3 S4 W15 N12 W23 S43 E12 N2 E9 FOP= S4 E12 N4 U3 L3 W6 L3 D3 $ U3 R3 E6 R3 D3 E9 FGR= S30 E13 N2 E11 N36 W11 S8 W13$ E13 N8 E11 N33$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	109	1,962.00	UT	2.25	2.25	100	2005	2005	3	100	4,415	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
4	0280	POOL R/CON	0	100	10	22	220.00	UT	70.00	70.00	100	2016	2016	3	82	12,628	
5	0282	POOL ENCL	0	100	30	35	1,050.00	UT	15.00	15.00	100	2016	2016	3	52	8,190	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 32,833

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 KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS