

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,416	100	
FGR	786	55	
FOP	75	30	
FSP	200	40	
PTO	216	5	
TOTALS	3,693		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2016									
				Heated Area: 2416								
					HX Base Yr 2016							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		327,510	
TOTAL MARKET OB/XF VALUE		32,833	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		395,343	
SOH/AGL Deduction		109,865	
ASSESSED VALUE		285,478	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		229,067	
TOTAL JUST VALUE		395,343	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		400,833	

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	Q	I	01	229,000
GRANTOR: FELIX D & MARIE C OYO						
GRANTEE: LARRY J NELSON & SH						
1068/1338	12/15/2005	WD Q	Q	I		326,600
GRANTOR: SETH HEITZMAN CONSTRU						
GRANTEE: FELIX D & MARIE C O						

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

TOTAL OB/XF													32,833
510 NW SAVANNAH CIR, LAKE CITY													
BLD DATE		LGL DATE		04/14/2026		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES						
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\$.						

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								