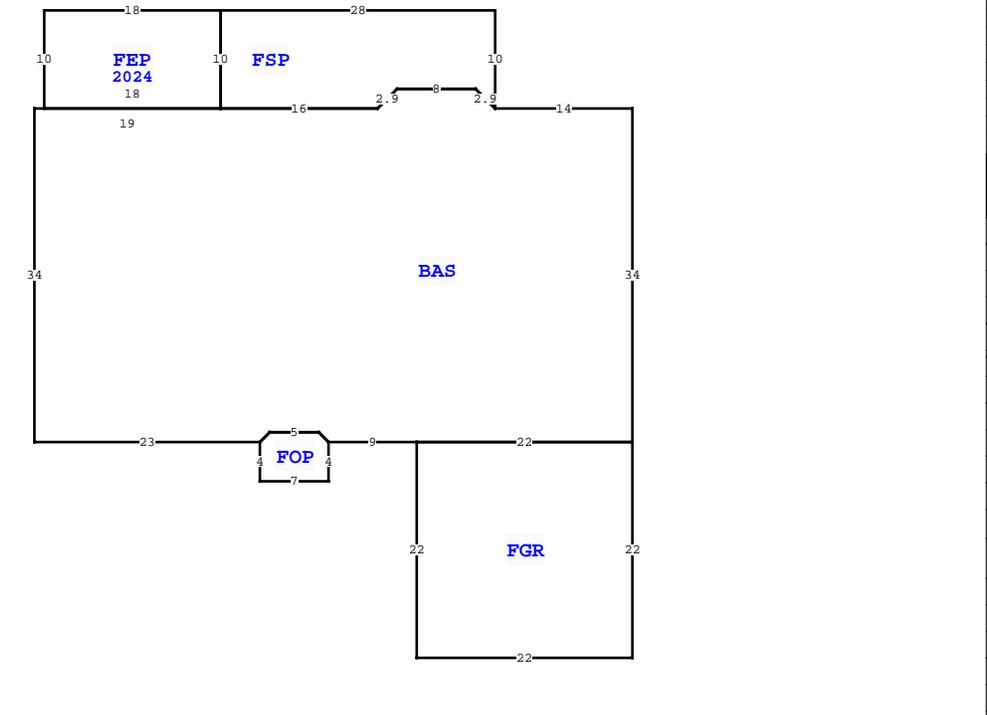


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,612	120.1872	134.61	351,601	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2011 Heated Area: 2088 HX Base Yr 2011														



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	2,088	100		2,088	227,663
FEP	180	80	2024	144	15,701
FGR	484	55		266	29,003
FOP	34	30		10	1,090
FSP	260	40		104	11,339
TOTALS	3,046			2,612	284,797

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			284,797
TOTAL MARKET OB/XF VALUE			7,160
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			326,957
SOH/AGL Deduction			96,322
ASSESSED VALUE			230,635
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			179,224
TOTAL JUST VALUE			326,957
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047915	Screen Enclosure	10,000	08/17/2023
3443	SFR	719	11/17/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0055	10/29/2010	WD	Q	I	01	190,900
GRANTOR: LUKE L & BARBARA A BR						
GRANTEE: RASHWIN & RAJESHWAR						
1031/2690	11/24/2004	WD	Q	V		31,500
GRANTOR: CRAPPS & COLE						
GRANTEE: LUKE L & BARBARA A						

540 NW SAVANNAH CIR, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026
 XF DATE: [] LAND DATE: [] MLU
 INC DATE: [] AG DATE: []

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	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	2,064.00	UT	2.50	2.50	100	2006	2006	3	100	5,160	

BUILDING NOTES													
BAS=[ORIG=0,0] W14 U2L2 W8 D2L2 W16 W19 S34 E23 U1R1 E5 D1R1 E9 E22 N34 \$													
FGR=[ORIG=-22,34] S22 E22 N22 W22 \$													
FSP=[ORIG=-14,0] N10 W28 S10 E16 U2R2 E8 D2R2 \$													
FOP=[ORIG=-38,34] S4 E7 N4 U1L1 W5 D1L1 \$													
FEP=[YR=2024;ORIG=-60,-10] E18 S10 W18 N10 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W14 U2L2 W8 D2L2 W16 W19 S34 E23 U1R1 E5 D1R1 E9 E22 N34 \$													
FGR=[ORIG=-22,34] S22 E22 N22 W22 \$													
FSP=[ORIG=-14,0] N10 W28 S10 E16 U2R2 E8 D2R2 \$													
FOP=[ORIG=-38,34] S4 E7 N4 U1L1 W5 D1L1 \$													
FEP=[YR=2024;ORIG=-60,-10] E18 S10 W18 N10 \$													

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							