LOT 18 OAK MEADOW PLANTATION UNI
816-2412-2423, TD 1031-2690, 120

PATEL RASHWIN J/PATEL RAJESHWARI
540 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-118

BUILDING CHARACTERISTICS

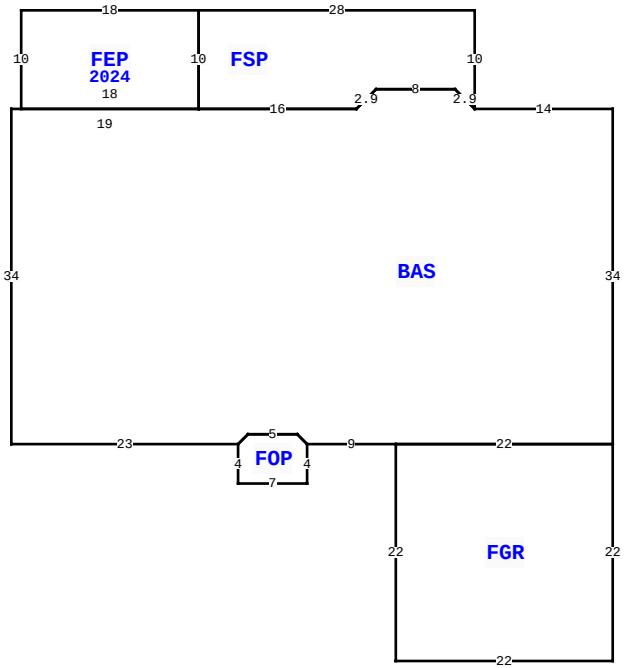
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	223,604
FEP	180	80	2024	144	15,421
FGR	484	55		266	28,486
FOP	34	30		10	1,071
FSP	260	40		104	11,138
TOTALS	3,046			2,612	279,720

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	132.21	345,333	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2011 Heated Area: 2088 HX Base Yr 2011



540 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,064.00	UT	2.50	2.50	100	2006	2006	3	100	5,160	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	279,720
TOTAL MARKET OB/XF VALUE	7,160
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	321,880
SOH/AGL Deduction	84,326
ASSESSED VALUE	237,554
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	186,143
TOTAL JUST VALUE	321,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,957

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						

BUILDING NOTES

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 7,160

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 03/20/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS