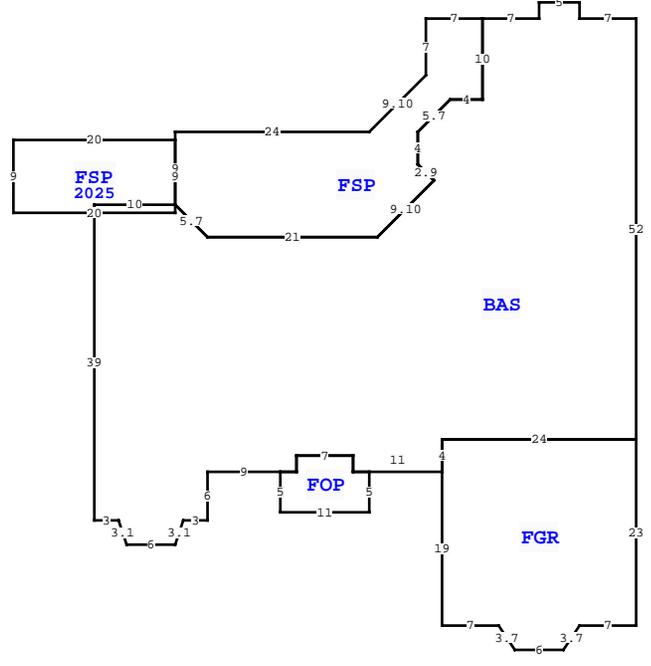


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	12	HARDWOOD 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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
BAS	2,646	100	
FGR	576	55	
FOP	69	30	
FSP	472	40	
FSP	180	40	2025
TOTALS	3,943		

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%	- 2025		Heated Area: 2646					HX Base Yr 2025		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		350,018	
TOTAL MARKET OB/XF VALUE		46,426	
TOTAL LAND VALUE - MARKET		52,500	
TOTAL MARKET VALUE		448,944	
SOH/AGL Deduction		0	
ASSESSED VALUE		448,944	
TOTAL EXEMPTION VALUE	HX HB VX 13	448,944	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		448,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044906	Roof Replacement	37,077	07/07/2022
3357	POOL	120	08/26/2005
3204	SFR	866	03/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2505	5/30/2023	WD Q	Q	I	01	470,000
GRANTOR: POLTORAK CHRISTOPHER						
GRANTEE: CARABALLO ARCADIO T						
1402/0047	12/23/2019	WD Q	Q	I	01	330,000
GRANTOR: BRADLEY C & AMY L BYR						
GRANTEE: CHRISTOPHER & HILLA						

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	0296	SHED METAL	0	100	14	6		7.00	7.00	100	2005	2005	3	100	588	
2	0280	POOL R/CON	0	100	0	0		70.00	70.00	100	2005	2005	3	47	16,286	
3	0166	CONC, PAVMT	0	100	0	0		2.50	2.50	100	2005	2005	3	100	10,858	
4	0169	FENCE/WOOD	0	100	0	0		10.00	10.00	100	2005	2005	3	100	1,210	
5	0119	MASONRY WA	0	100	0	0		0.00	0.00	100	2014	2014	3	100	300	
6	0190	FPLC PF	0	100	0	0		1,200.00	1,200.00	100	2005	2005	3	100	1,200	
7	0282	POOL ENCL	0	100	32	37		15.00	15.00	100	2025	2024		90	15,984	

TOTAL OB/XF													46,426
997 NW SAVANNAH CIR, LAKE CITY													
BLD DATE		LGL DATE		LAND DATE		04/14/2026		MLU					
XF DATE		AG DATE											
INC DATE													

BUILDING NOTES												
BAS=[ORIG=0,0] W7 N2 W5 S2 W7 S10 W4 D4L4 S4 D2R2 D7L7 W21 U4L4 W10 S39 E3 D3R1 E6 U3R1 E3 N6 E9 E2 N2 E7 S2 E11 N4 E24 N52 \$												
FGR=[ORIG=-24,56] S19 E7 D3R2 E6 U3R2 E7 N23 W24 S4 \$												
FSP=[ORIG=-19,0] W7 S7 D7L7 W24 S9 D4R4 E21 U7R7 U2L2 N4 U4R4 E4 N10 \$												
FOP=[ORIG=-44,56] S5 E11 N5 W2 N2 W7 S2 W2 \$												
FSP=[YR=2025;ORIG=-77,15] E20 S9 W20 N9 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W7 N2 W5 S2 W7 S10 W4 D4L4 S4 D2R2 D7L7 W21 U4L4 W10 S39 E3 D3R1 E6 U3R1 E3 N6 E9 E2 N2 E7 S2 E11 N4 E24 N52 \$												
FGR=[ORIG=-24,56] S19 E7 D3R2 E6 U3R2 E7 N23 W24 S4 \$												
FSP=[ORIG=-19,0] W7 S7 D7L7 W24 S9 D4R4 E21 U7R7 U2L2 N4 U4R4 E4 N10 \$												
FOP=[ORIG=-44,56] S5 E11 N5 W2 N2 W7 S2 W2 \$												
FSP=[YR=2025;ORIG=-77,15] E20 S9 W20 N9 \$												

LAND DESCRIPTION													TOTAL OB/XF													46,426
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	1.50	35,000.00	52,500.00	52,500									