LOT 24 OAK MEADOW PLANTATION UNI
816-2412, WD 1036-1107, WD 1048-

CARABALLO ARCADIO TREVINO/TREVINO LEZTIE ANN
997 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-124

BUILDING CHARACTERISTICS

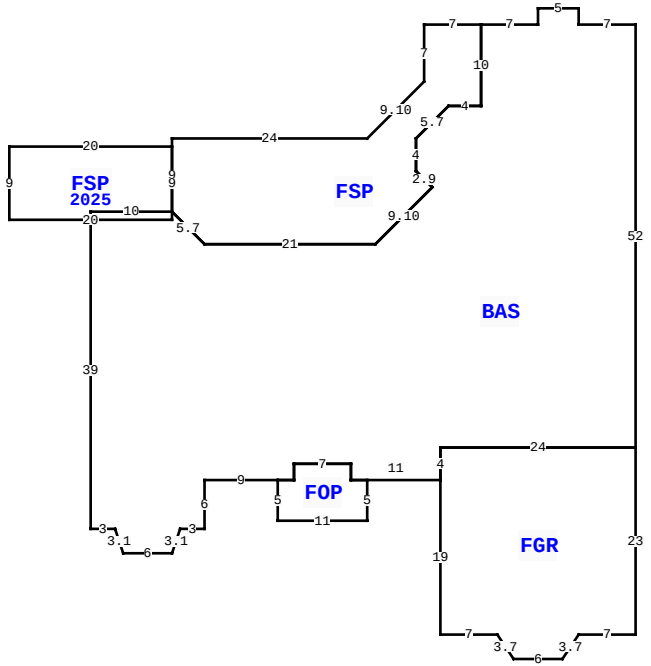
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,646	100		2,646	280,328
FGR	576	55		317	33,584
FOP	69	30		21	2,225
FSP	472	40		189	20,023
FSP	180	40	2025	72	7,628
TOTALS	3,943			3,245	343,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,245	120.3867	132.43	429,735	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 2646 HX Base Yr 2025



997 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	0296	SHED METAL	0	100	14	6	84.00	UT	7.00	7.00	100	2005	2005	3	100	588	
2	0280	POOL R/CON	0	100	0	0	495.00	UT	70.00	70.00	100	2005	2005	3	47	16,286	
3	0166	CONC,PAVMT	0	100	0	0	4,343.00	UT	2.50	2.50	100	2005	2005	3	100	10,858	
4	0169	FENCE/WOOD	0	100	0	0	121.00	UT	10.00	10.00	100	2005	2005	3	100	1,210	
5	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
7	0282	POOL ENCL	0	100	32	37	1,184.00	UT	15.00	15.00	100	2025	2024		90	15,984	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	343,788
TOTAL MARKET OB/XF VALUE	46,426
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	442,714
SOH/AGL Deduction	0
ASSESSED VALUE	442,714
TOTAL EXEMPTION VALUE	HX HB VX 13 442,714
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	442,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,944

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	I	01	470,000
GRANTOR: POLTORAK CHRISTOPHER						
GRANTEE: CARABALLO ARCADIO T						
1402/0047	12/23/2019	WD	Q	I	01	330,000
GRANTOR: BRADLEY C & AMY L BYR						
GRANTEE: CHRISTOPHER & HILLA						

BUILDING NOTES

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

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	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 07/25/2023 BY ME Total Acres: 0.68 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS