LOT 26 OAK MEADOW PLANTATIONS
UNIT 1.

PATEL TEJASHKUMAR BHAILALBHAI/PATEL APEXABAHEN TEJ
931 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-126

BUILDING CHARACTERISTICS

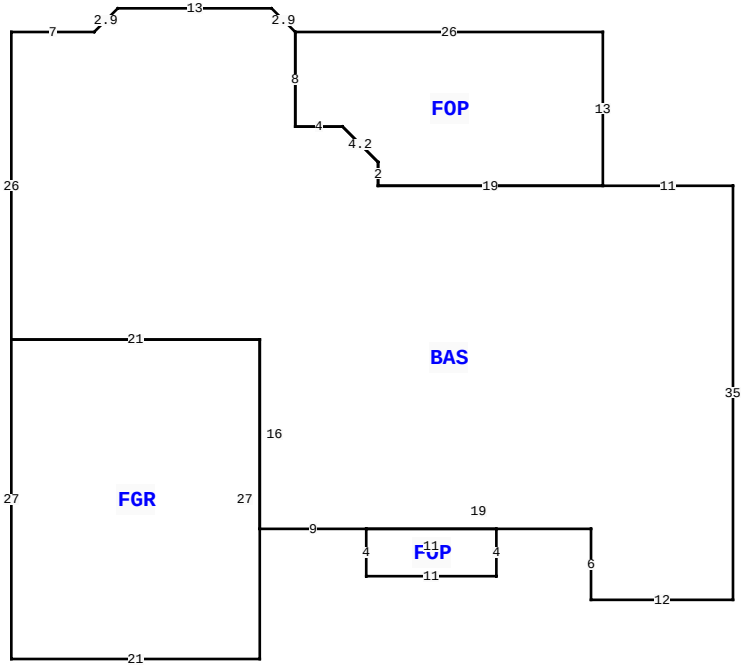
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,878	100		1,878	202,089
FGR	567	55		312	33,574
FOP	44	30		13	1,399
FOP	308	30		92	9,900
TOTALS	2,797			2,295	246,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,295	123.1808	137.96	316,618	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2019 Heated Area: 1878 HX Base Yr 2019



931 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		246,962
TOTAL MARKET OB/XF VALUE		3,730
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		303,192
SOH/AGL Deduction		83,814
ASSESSED VALUE		219,378
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,967
TOTAL JUST VALUE		303,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046951	Roof Replacement	23,167	04/12/2023
2731	SFR	546	07/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1761	12/27/2017	WD	Q	I	01	196,500
GRANTOR: ROBERT ALAN MILNER &						
GRANTEE: TEJASHKUMAR B PATEL						
0987/1052	6/25/2003	WD	Q	V		32,000
GRANTOR: DANIEL CRAPPS & RICHA						
GRANTEE: KAY I MILNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N13 W26 S8 E4 D3 R3 S2 E19$ W19 N2 L3 U3 W4 N8 L2 U2 W13 L2 D2 W7 S26 FGR= S27 E21 N27 W21 $ E21 S16 E9 FOP= S4 E11 N4 W11$ E19 S6 E12 N35$.

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	0166	CONC,PAVMT	0	100	0	0	1,715.00	UT	2.00	2.00	100	2003	2003	3	100	3,430	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,730

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 03/20/2026 BY robin Total Acres: 0.62 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 06/08/2026 BY SYS