

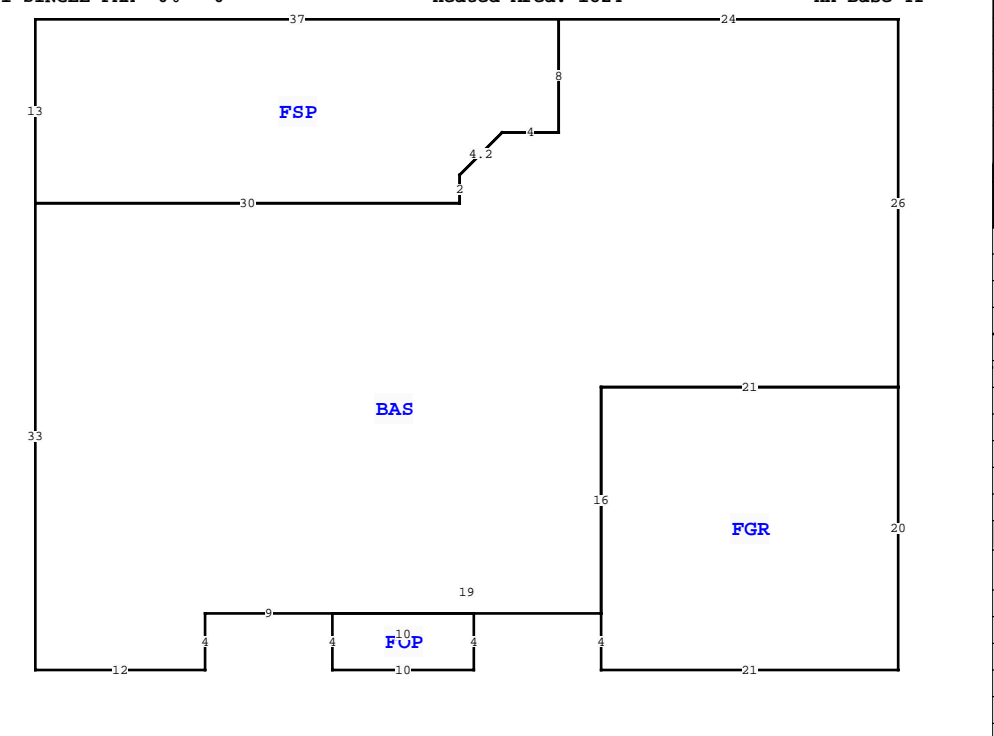


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	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	2,247	122.4531	137.15	308,176	1999	1999	0	0	26.00	74.00		

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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		228,050
TOTAL MARKET OB/XF VALUE		2,331
TOTAL LAND VALUE - MARKET		59,500
TOTAL MARKET VALUE		289,881
SOH/AGL Deduction		0
ASSESSED VALUE		289,881
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		289,881
TOTAL JUST VALUE		289,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,963



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	1,824	100		1,824	185,120
FGR	420	55		231	23,445
FOP	40	30		12	1,218
FSP	451	40		180	18,268
TOTALS	2,735			2,247	228,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1560	SFR	438	06/08/1999
00824			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1535	6/07/2023	QC	U	I	11	100
GRANTOR: SG BUILD COMPANY						
GRANTEE: WHIPKEY NEIL H						
1492/1028	6/07/2023	QC	U	I	11	100
GRANTOR: WHIPKEY NEIL H						
GRANTEE: SG BUILD COMPANY						

903 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	0	0	1,554.00	UT	1.50	1.50	100	1999	1999	3	100	2,331	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 FSP= W37 S13 E30 N2 U3 R3 E4 N8\$ S8 W4 L3 D3 S2
W30 S33 E12 N4 E9 FOP= S4 E10 N4 W10\$ E19 FGR= S4 E21 N20 W21
S16\$ N16 E21 N26\$.

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	0		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							