LOT 30 OAK MEADOW PLANTATIONS
UNIT 1.

CHIONG FRANCIS D/CHIONG ROSELA B
936 NW SAVANNAH CIR
LAKE CITY, FL 32055-6871

2027

34-3S-16-02462-130

BUILDING CHARACTERISTICS

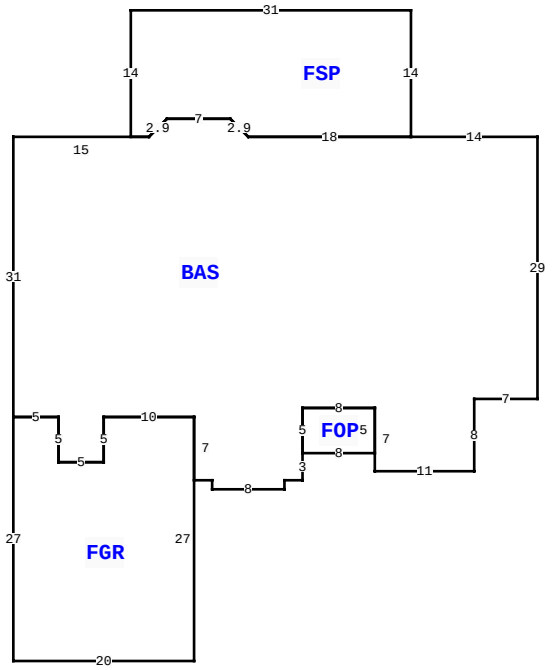
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,977	100		1,977	181,720
FGR	515	55		283	26,013
FOP	40	30		12	1,103
FSP	416	40		166	15,258
TOTALS	2,948			2,438	224,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,438	119.3682	131.31	320,134	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2013 Heated Area: 1977 HX Base Yr 2013



936 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	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,610.00	UT	3.00	3.00	100	2005	2005	3	100	4,830	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,340	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		224,094
TOTAL MARKET OB/XF VALUE		11,770
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		270,864
SOH/AGL Deduction		60,312
ASSESSED VALUE		210,552
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,141
TOTAL JUST VALUE		270,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3234	SFR	576	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0712	12/10/2012	WD	Q	I	01	175,100
GRANTOR: RICHARD R & JESSICA B						
GRANTEE: FRANCIS D & ROSELA						
1126/1101	7/24/2007	WD	Q	I		329,900
GRANTOR: GREENWALT						
GRANTEE: RICHARD R BICKNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N14 W31 S14 E2 R2 U2 E7 D2 R2 E18 $ W18 L2 U2 W7 D2 L2 W15 S31 FGR= S27 E20 N27 W10 S5 W5 N5 W5$ E5 S5 E5 N5 E10 S7 E2 S1 E8 N1 E2 N3 FOP= E8 N5 W8 S5$ N5 E8 S7 E11 N8 E7 N29$.

LAND DESCRIPTION

TOTAL OB/XF 11,770

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 06/07/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS