LOT 31 OAK MEADOW PLANTATIONS
UNIT 1.

SCOTT THOMAS/SCOTT KRISTEN
952 NW SAVANNAH CIRCLE
LAKE CITY, FL 32055

2027

34-3S-16-02462-131

BUILDING CHARACTERISTICS

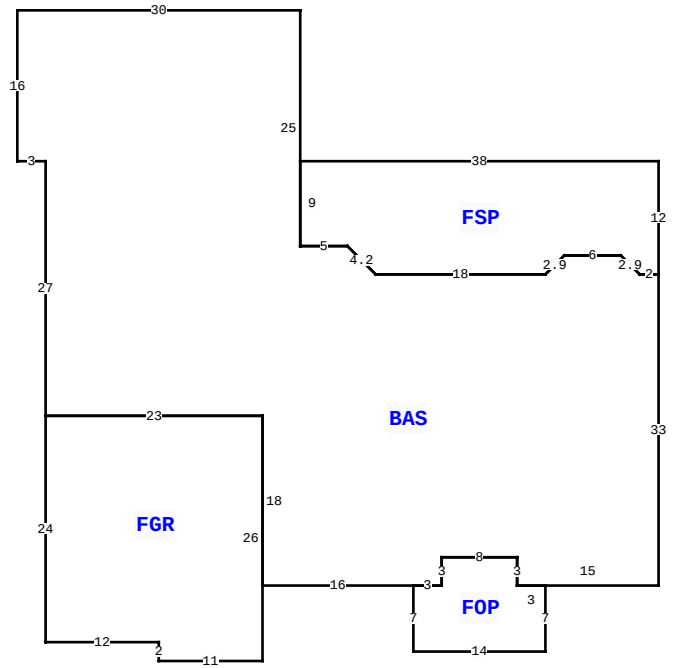
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,547	100		2,547	245,054
FGR	574	55		316	30,403
FOP	122	30		37	3,560
FSP	421	40		168	16,163
TOTALS	3,664			3,068	295,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,068	119.1645	131.08	402,153	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2016 Heated Area: 2547 HX Base Yr 2016



952 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,002.00	UT	3.00	3.00	100	2006	2006	3	100	6,006	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		295,180
TOTAL MARKET OB/XF VALUE		8,006
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		338,186
SOH/AGL Deduction		81,273
ASSESSED VALUE		256,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,502
TOTAL JUST VALUE		338,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3216	SFR	621	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0477	9/15/2015	WD	Q	I	01	241,800
GRANTOR: EDWARD JONES TR CO (S						
GRANTEE: THOMAS & KRISTEN SC						
1107/1029	12/22/2006	WD	Q	I	01	100
GRANTOR: YOLANDA BIELECKI & TH						
GRANTEE: YOLANDA A BIELECKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S16 E3 S27 FGR= S24 E12 S2 E11 N26 W23 $ E23 S18 E16 FOP= S7 E14 N7 W3 N3 W8 S3 W3$ E3 N3 E8 S3 E15 N33 FSP= N12 W38 S9 E5 D3 R3 E18 R2 U2 E6 D2 R2 E2$ W2 L2 U2 W6 D2 L2 W18 L3 U3 W5 N25$.

LAND DESCRIPTION

TOTAL OB/XF 8,006

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