LOT 1 OAK MEADOW PLANTATION UNIT
WD 1067-1489, WD 1118-2373, WD 1

ADKINS JOSEPH N/ADKINS MEREDITH SUZANNE
556 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-301

BUILDING CHARACTERISTICS

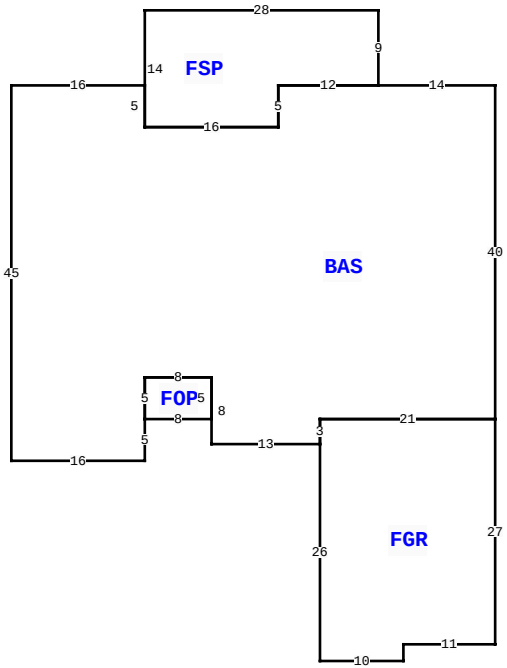
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,319	100		2,319	245,151
FGR	587	55		323	34,146
FOP	40	30		12	1,269
FSP	332	40		133	14,060
TOTALS	3,278			2,787	294,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,787	117.2031	128.92	359,300	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 2319 HX Base Yr 2022



556 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	0166	CONC,PAVMT	0	100	0	0	2,006.00	UT	3.00	3.00	100	2007	2007	3	100	6,018	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
3	0296	SHED METAL	0	100	10	18	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		294,626
TOTAL MARKET OB/XF VALUE		11,018
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		340,644
SOH/AGL Deduction		20,620
ASSESSED VALUE		320,024
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,613
TOTAL JUST VALUE		340,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3641	SFR	852	03/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1971	9/14/2021	WD	Q	I	01	325,000
GRANTOR: MOORE JAMES						
GRANTEE: ADKINS JOSEPH N						
1118/2373	5/08/2007	WD	Q	I		299,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: JAMES MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N9 W28 S14 E16 N5 E12$ W12 S5 W16 N5 W16 S45 E16 N5FOP= E8 N5 W8 S5$ N5 E8 S8 E13 FGR= S26 E10 N2 E11 N27 W21 S3$ N3 E21 N40$.

LAND DESCRIPTION

TOTAL OB/XF 11,018

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS