LOT 2 OAK MEADOW PLANTATION UNIT
WD 1067-1489, WD 1123-1958, WD 1

GIVENS TARRECE DARNELL/O'NEAL-GIVENS KEONA MONIQUE
578 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-302

BUILDING CHARACTERISTICS

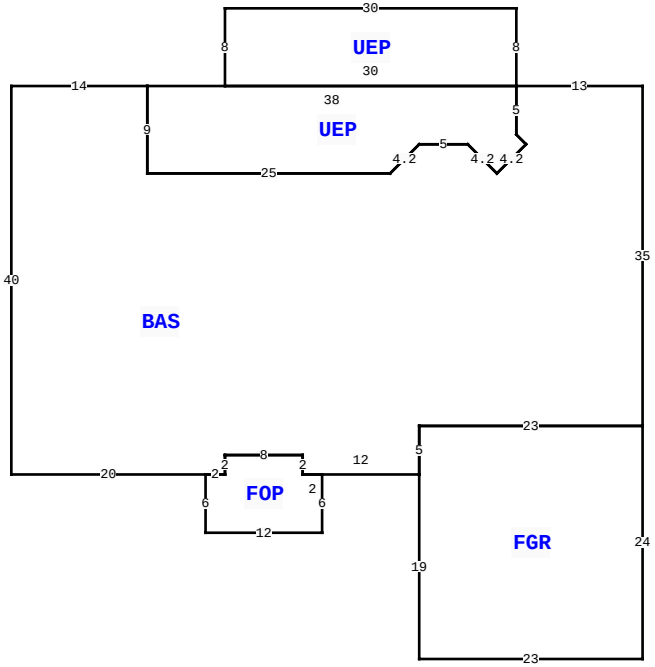
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,152	100		2,152	231,238
FGR	552	55		304	32,666
FOP	88	30		26	2,794
UEP	240	60		144	15,473
UEP	317	60		190	20,416
TOTALS	3,349			2,816	302,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,816	116.9973	131.04	369,009	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 2152 HX Base Yr 2023



578 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	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,651.00	UT	3.00	3.00	100	2007	2007	3	100	4,953	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		302,587
TOTAL MARKET OB/XF VALUE		6,953
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		344,540
SOH/AGL Deduction		13,855
ASSESSED VALUE		330,685
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,274
TOTAL JUST VALUE		344,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3642	SFR	796	03/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1680	2/28/2022	WD	Q	I	01	360,000
GRANTOR: GILMORE ARGATHA L						
GRANTEE: GIVENS TARRECE DARN						
1381/0152	3/01/2019	WD	Q	I	01	270,000
GRANTOR: ZACK & JAKUANA PAULK						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UEP= N8 W30 S8 E30$ UEP= W38 S9 E25 U3 R3 E5 D3 R3 R3 U3 U1 L1 N5$ S5 R1 D1 D3 L3 L3 U3 W5 L3 D3 W25 N9 W14 S40 E20 FOP= S6 E12 N6 W2 N2 W8 S2 W2$ E2 N2 E8 S2 E12 FGR= S19 E23 N24 W23 S5$ N5E23 N35$.

LAND DESCRIPTION

TOTAL OB/XF 6,953

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 JB Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/10/2026 BY SYS