LOT 4 OAK MEADOW PLANTATION UNIT
WD 1063-1773, WD 1125-840, WD 12

STARLING KALVIN H/STARLING CRYSTAL M
618 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-304

BUILDING CHARACTERISTICS

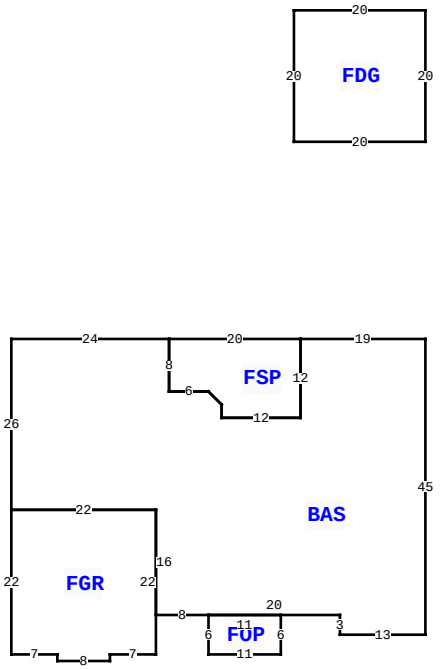
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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	2,123	100		2,123	225,598
FDG	400	60		240	25,504
FGR	492	55		271	28,797
FOP	66	30		20	2,125
FSP	210	40		84	8,926
TOTALS	3,291			2,738	290,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,738	119.2611	131.19	359,198	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 2123 HX Base Yr



618 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	0166	CONC,PAVMT	0	0	0	0	2,088.00	UT	3.00	3.00	100	2006	2006	3	100	6,264	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	290,950
TOTAL MARKET OB/XF VALUE	7,464
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	333,414
SOH/AGL Deduction	0
ASSESSED VALUE	333,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,414
TOTAL JUST VALUE	333,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1340	4/10/2018	WD	Q	I	01	245,000
GRANTOR: VERNON L & BARBARA D						
GRANTEE: KALVIN H & CRYSTAL						
1240/1884	7/27/2012	WD	Q	I	01	205,000
GRANTOR: EUGENE & MONIKA SUWAN						
GRANTEE: VERNON L & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= W20 S8 E6 D2 R2 S2 E12 N12$ S12 W12 N2 L2 U2 W6 N8 W24 S26 FGR= S22 E7 S1 E8 N1 E7 N22 W22$ E22 S16 E8 FOP= S6 E11 N6 W11$ E20 S3 E13 N45$ PTR= N30 FDG= N20 W20 S20 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 7,464

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	0		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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS