LOT 5 OAK MEADOW PLANTATION UNIT
WD 1067-1489, WD 1117-83, WD 127

PATEL JITENDRAKUMAR T/PATEL RENUKA J
638 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-305

BUILDING CHARACTERISTICS

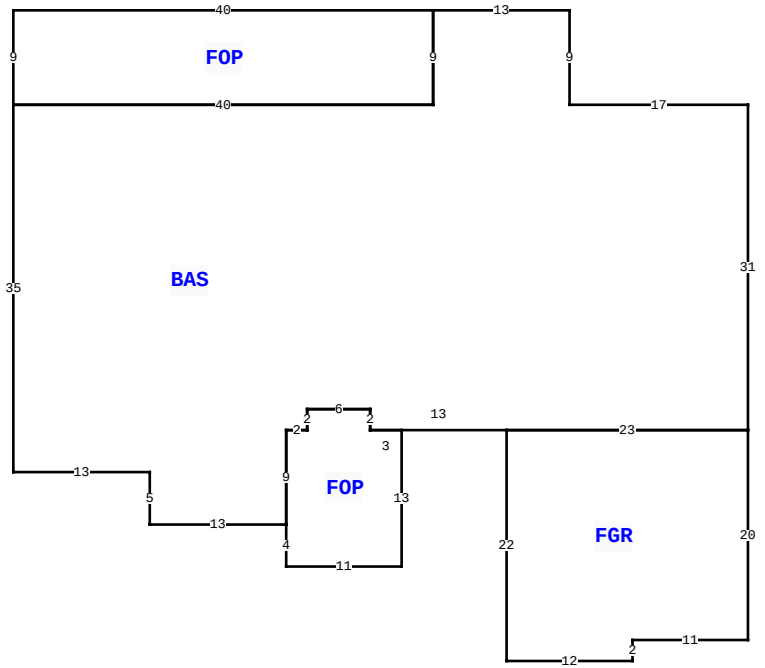
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,444	100		2,444	286,768
FGR	484	55		266	31,211
FOP	155	30		46	5,397
FOP	360	30		108	12,672
TOTALS	3,443			2,864	336,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,864	131.5291	144.68	414,364	2007	2007	0	0	0	18.90	81.10

1 SINGLE FAM 0% - 2023 Heated Area: 2444 HX Base Yr



638 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1,982.00	UT	3.00	3.00	50	2007	2007	3	50	2,973	
3	0280	POOL R/CON	0	0	0	0	750.00	UT	70.00	70.00	100	2007	2007	3	54	28,350	
4	0169	FENCE/WOOD	0	0	0	0	384.00	UT	13.50	13.50	100	2007	2007	3	100	5,184	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	336,049
TOTAL MARKET OB/XF VALUE	38,507
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	409,556
SOH/AGL Deduction	0
ASSESSED VALUE	409,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,556
TOTAL JUST VALUE	409,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043854	Roof Replacement	25,277	03/07/2022
183	SFR	975	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1476/1950	10/04/2022	WD	Q	I	01	440,000
GRANTOR: SWEERS DAVID EUGENE						
GRANTEE: PATEL JITENDRAKUMAR						
1359/0821	5/04/2018	WD	Q	I	01	288,900
GRANTOR: DENNIS E & LINDA L SH						
GRANTEE: DAVID EUGENE SWEERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N9 W13 FOP= W40 S9 E40 N9$ S9 W40 S35 E13 S5 E13
FOP= S4 E11 N13 W3 N2 W6 S2 W2 S9$ N9 E2 N2 E6 S2 E13 FGR=
S22 E12 N2 E11 N20 W23$ E23 N31$.

LAND DESCRIPTION

TOTAL OB/XF 38,507

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