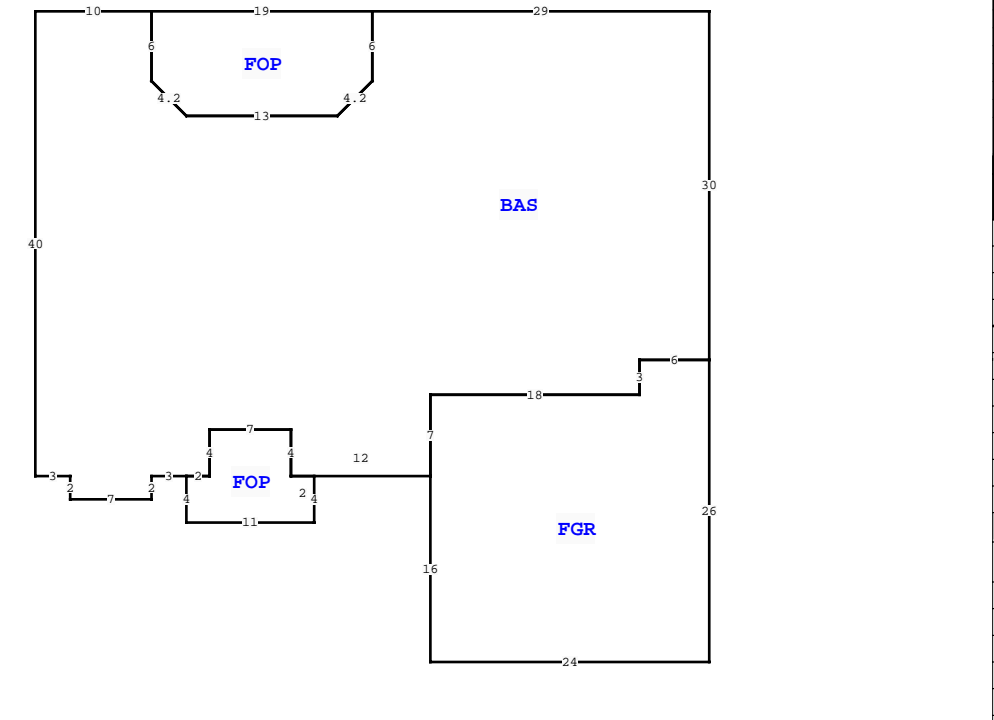


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 1958					HX Base Yr 2025	



Quality					
DOR CODE	MAP NUM				
06 06	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
34316.070	1.00 /				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100		1,958	216,382
FGR	570	55		314	34,701
FOP	72	30		22	2,431
FOP	162	30		49	5,415
TOTALS	2,762			2,343	258,929

718 NW SAVANNAH CIR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/14/2026 MLU

EXTRA FEATURES																
L N	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		2.50	2.50	100	2006	2006	3	100	2,875	
2	0169	FENCE/WOOD	0	100	0	0		0.00	0.00	100	2014	2014	3	100	3,800	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		258,929
TOTAL LAND VALUE - MARKET		6,675
TOTAL MARKET VALUE		35,000
SOH/AGL Deduction		300,604
ASSESSED VALUE		85,928
TOTAL EXEMPTION VALUE	HX HB	214,676
BASE TAXABLE VALUE		51,411
TOTAL JUST VALUE		163,265
NCON VALUE		300,604
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		304,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3509	SFR	671	12/14/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1726	5/16/2023	WD Q	Q	I	01	349,900
GRANTOR: DUPREE DONALD K JR						
GRANTEE: BOSTON CARLOS						
1427/1047	12/21/2020	WD Q	Q	I	01	270,000
GRANTOR: ALBRITTON JAMES M JR						
GRANTEE: DUPREE DONALD K JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 FOP= W19 S6 D3 R3 E13 R3 U3 N6\$ S6 D3 L3 W13 L3 U3 N6 W10 S40 E3 S2 E7 N2 E3 FOP= S4 E11 N4 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E12 FGR= S16 E24 N26 W6 S3 W18 S7\$ N7 E18 N3 E6 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							