LOT 8 OAK MEADOW PLANTATION UNIT
WD 1065-319, WD 1116-1813, WD 11

BOSTON CARLOS/BOSTON JORDAN
718 NW SAVANNAH CIR
LAKE CITY, FL 32025

2026

34-3S-16-02462-308

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

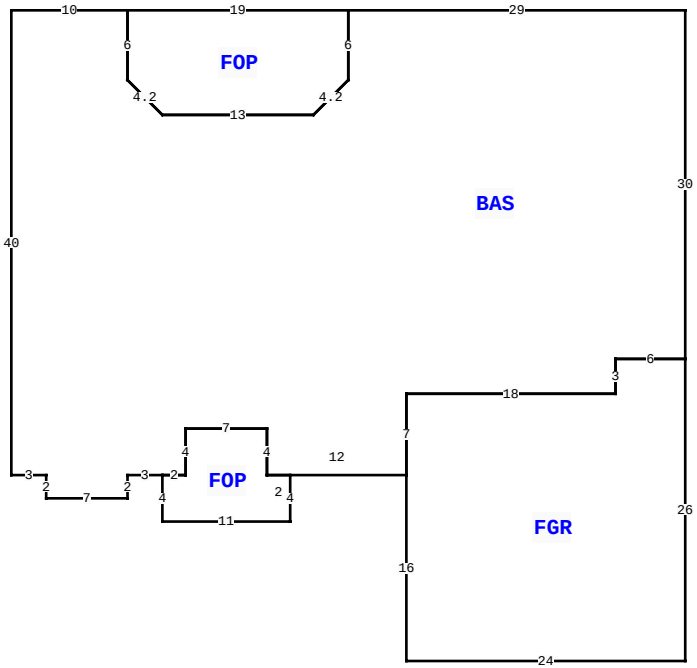
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,343	127.8117	143.15	335,400	2006	2006	0	0	0	22.80	77.20

1 SINGLE FAM 100% - 2025 Heated Area: 1958 HX Base Yr 2025



718 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		258,929
TOTAL MARKET OB/XF VALUE		6,675
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		300,604
SOH/AGL Deduction		85,928
ASSESSED VALUE		214,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,265
TOTAL JUST VALUE		300,604
NCON VALUE		0
INCOME VALUE		
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	I	01	349,900
GRANTOR: DUPREE DONALD K JR						
GRANTEE: BOSTON CARLOS						
1427/1047	12/21/2020	WD	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$.

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	1,150.00	UT	2.50	2.50	100	2006	2006	3	100	2,875	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 6,675

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 07/18/2023 BY ME Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/24/2026 BY SYS