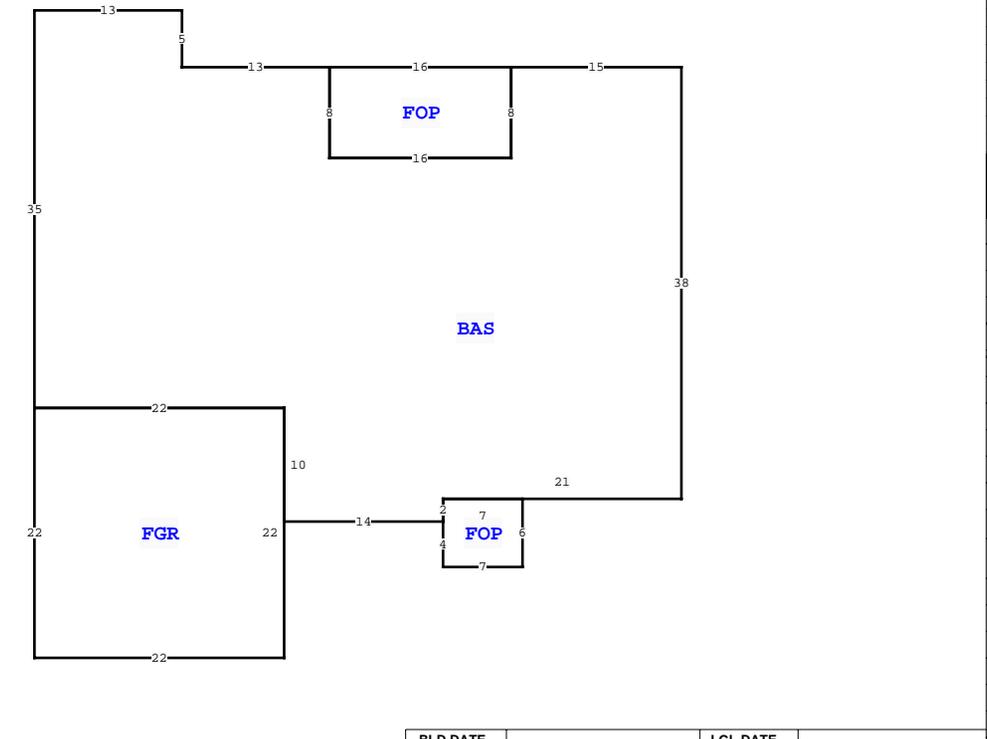


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,272	122.6610	137.38	312,127	2017	2017	0	0	0	8.00	92.00



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	1,955	100		1,955	247,092
FGR	484	55		266	33,620
FOP	42	30		13	1,643
FOP	128	30		38	4,802
TOTALS	2,609			2,272	287,157

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	0	0	2.00	100	2017	2017	3	100	2,784	
2	0169	FENCE/WOOD	0	100	0	0	0	0	10.50	100	2017	2017	3	100	4,284	

772 NW SAVANNAH CIR, LAKE CITY		BLD DATE		LGL DATE	
		XF DATE		LAND DATE	04/03/2025 MLU
		INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		287,157	
TOTAL MARKET OB/XF VALUE		7,068	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		329,225	
SOH/AGL Deduction		14,413	
ASSESSED VALUE		314,812	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		263,401	
TOTAL JUST VALUE		329,225	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
937	SFR	0	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/664	1/28/2021	WD Q	Q	I	01	282,500
GRANTOR: MOODY WILLIAM C JR &						
GRANTEE: HARRELL BRANT D						
1412/0549	5/22/2020	WD Q	Q	I	01	259,000
GRANTOR: MICHAEL LOUIS & HEATH						
GRANTEE: WILLIAM C MOODY JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FOP= W16 S8 E16 N8\$ S8 W16 N8 W13 N5 W13 S35 FGR= S22 E22 N22 W22\$ E22 S10 E14 FOP= S4 E7 N6 W7 S2 \$ N2 E21 N38\$.	

LAND DESCRIPTION		TOTAL OB/XF															7,068							
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							