LOT 9 OAK MEADOW PLANTATION UNIT
WD 1071-2492, WD 1314-2755, WD 1

HARRELL BRANT D/HARRELL AMBER B
772 NW SAVANNAH CIR
LAKE CITY, FL 32024

2027

34-3S-16-02462-309

BUILDING CHARACTERISTICS

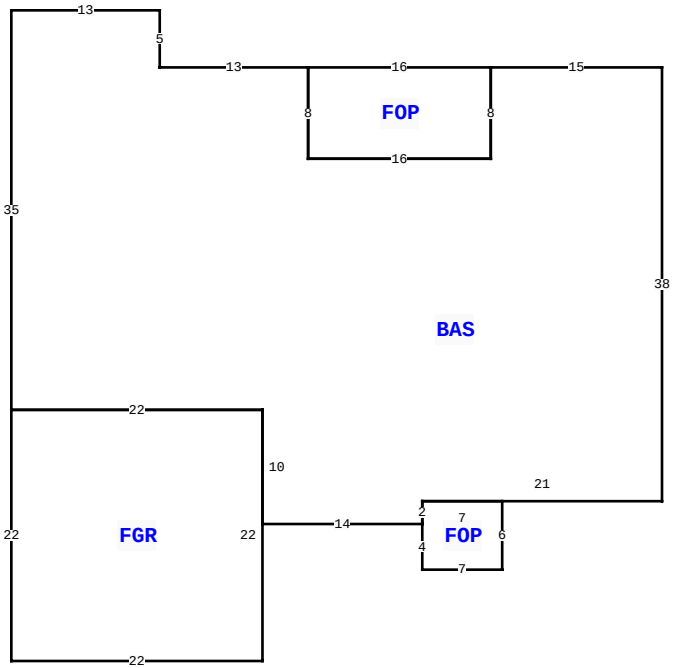
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	242,685
FGR	484	55		266	33,020
FOP	42	30		13	1,614
FOP	128	30		38	4,717
TOTALS	2,609			2,272	282,036

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	134.93	306,561	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2023 Heated Area: 1955 HX Base Yr 2023



772 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	0166	CONC,PAVMT	0	100	0	0	1,392.00	UT	2.00	2.00	100	2017	2017	3	100	2,784	
2	0169	FENCE/WOOD	0	100	0	0	408.00	UT	10.50	10.50	100	2017	2017	3	100	4,284	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		282,036
TOTAL MARKET OB/XF VALUE		7,068
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,104
SOH/AGL Deduction		0
ASSESSED VALUE		324,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,693
TOTAL JUST VALUE		324,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,225

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	I	01	282,500
GRANTOR: MOODY WILLIAM C JR &						
GRANTEE: HARRELL BRANT D						
1412/0549	5/22/2020	WD	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

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 06/06/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS