LOT 12 OAK MEADOW PLANTATION UNI
WD 1068-137, WD 1072-1068-137, W

GRICE GARY R/GRICE MONICA A
838 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-312

BUILDING CHARACTERISTICS

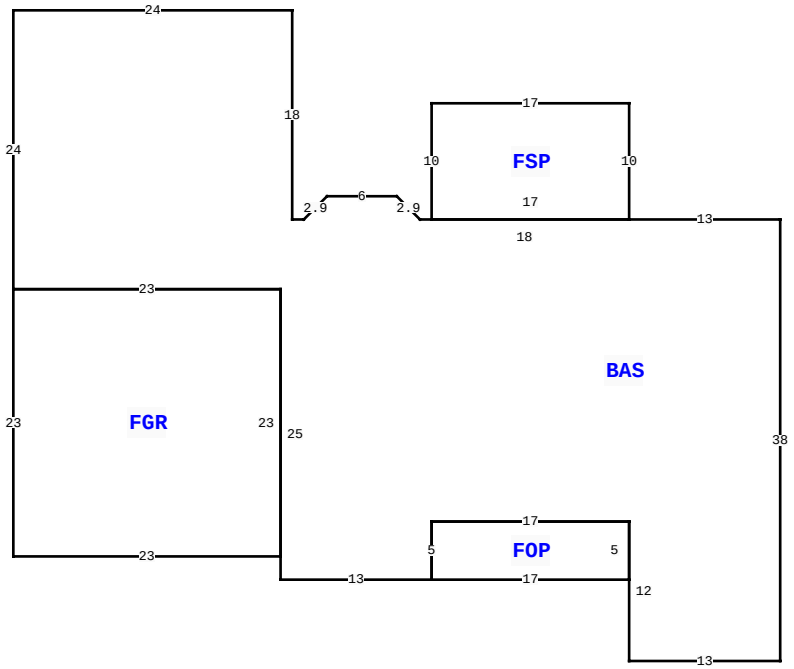
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
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	1,925	100		1,925	236,320
FGR	529	55		291	35,724
FOP	85	30		26	3,192
FSP	170	40		68	8,348
TOTALS	2,709			2,310	283,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	137.7857	151.56	350,104	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 1925 HX Base Yr 2021



838 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	1,872.00	UT	2.00	2.00	75	2006	2006	3	75	2,808	
2	0169	FENCE/WOOD	0	100	0	0	320.00	UT	10.50	10.50	100	2007	2007	3	100	3,360	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		283,584
TOTAL MARKET OB/XF VALUE		9,668
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		328,252
SOH/AGL Deduction		65,671
ASSESSED VALUE		262,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,170
TOTAL JUST VALUE		328,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			02/07/2024
3616	SFR	600	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1865	9/01/2020	WD	Q	I	01	270,000
GRANTOR: JULIA BLAIR DAVIS						
GRANTEE: GARY R & MONICA A G						
1303/1663	10/29/2015	WD	Q	I	01	219,900
GRANTOR: BARBARA FULTON						
GRANTEE: JULIA BLAIR DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N10 W17 S10 E17$ W18 L2 U2 W6 D2 L2 W1 N18 W24 S24 FGR= S23 E23 N23 W23$ E23 S25 E13 FOP= E17 N5 W17 S5$ N5 E17 S12 E13 N38$.

LAND DESCRIPTION

TOTAL OB/XF 9,668

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 06/07/2023 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS