LOT 13 OAK MEADOW PLANTATION
UNIT 3.

PATEL HEENA P
114 CHARTER CT
TREVOSE, PA 19053

2026

34-3S-16-02462-313

COLUMBIA COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

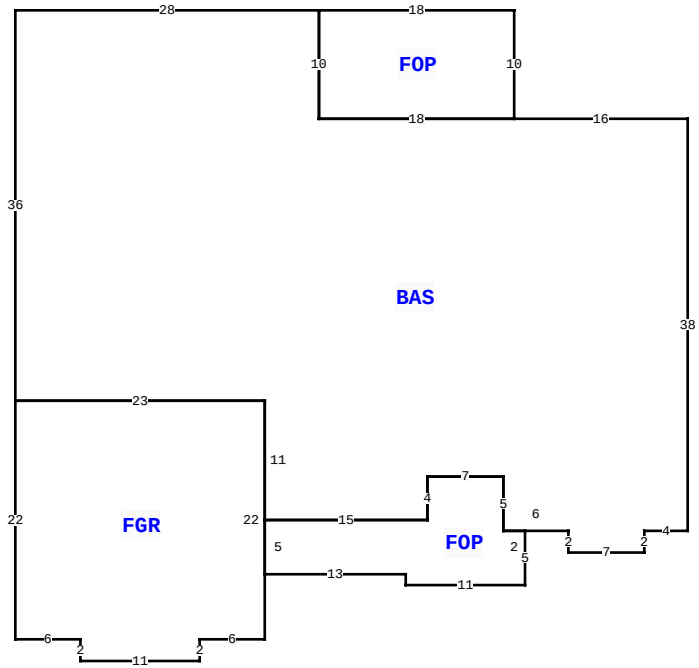
NEIGHBORHOOD/LOC 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100		2,324	266,508
FGR	528	55		290	33,257
FOP	157	30		47	5,390
FOP	180	30		54	6,193
TOTALS	3,189			2,715	311,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,715	115.0422	128.85	349,828	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 0% - 0 Heated Area: 2324 HX Base Yr



858 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	311,347
TOTAL MARKET OB/XF VALUE	4,164
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	350,511
SOH/AGL Deduction	0
ASSESSED VALUE	350,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,511
TOTAL JUST VALUE	350,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
422	SFR	825	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1275/0704	5/22/2014	WD	Q	I	03	244,000
GRANTOR: AARON SIMQUE AS TRUST						
GRANTEE: HEENA P PATEL						
1261/0292	9/06/2013	WD	U	V	11	35,000
GRANTOR: CHARLIE SPARKS AS TRU						
GRANTEE: AARON SIMQUE AS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 W18 S10 E18$ W18 N10 W28 S36 FGR= S22 E6 S2 E11 N2 E6 N22 W23$ E23 S11 FOP= S5 E13 S1 E11 N5 W2 N5 W7 S4 W15$ E15 N4 E7 S5 E6 S2 E7 N2 E4 N38$.

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	0	0	0	1,332.00	UT	2.00	2.00	100	2014	2014	3	100	2,664	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,164

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