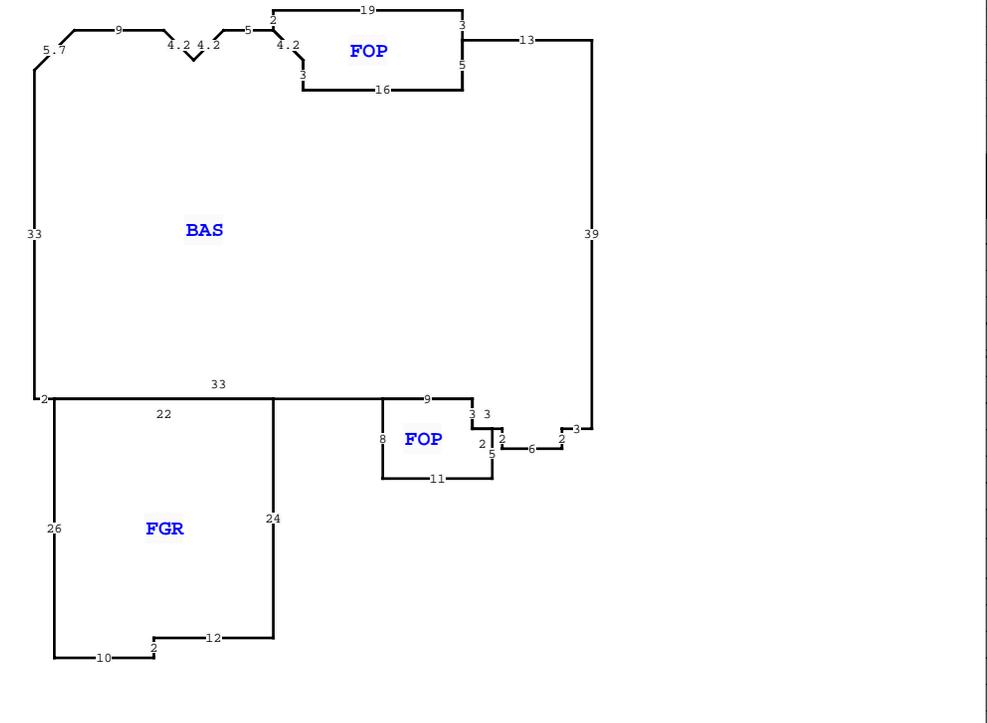


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	32 HARDIE BRD 70
Exterior Wall	21 STONE 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,358	124.2202	139.13	328,069	2009	2015	0	0	10.00	90.00	



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	1,990	100		1,990	249,182
FGR	548	55		301	37,690
FOP	82	30		25	3,130
FOP	139	30		42	5,259
TOTALS	2,759			2,358	295,262

880 NW SAVANNAH CIR, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	UT	2.50	2.50	75	2009	2009	3	75	3,334	
2	0280	POOL R/CON	0	100	11	25	UT	70.00	70.00	100	2009	2009	3	61	11,743	
3	0169	FENCE/WOOD	0	100	0	0	UT	10.50	10.50	100	2009	2009	3	100	4,200	

TOTAL OB/XF 19,277

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE	295,262		
TOTAL MARKET OB/XF VALUE	19,277		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	349,539		
SOH/AGL Deduction	89,781		
ASSESSED VALUE	259,758		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	208,347		
TOTAL JUST VALUE	349,539		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	353,590		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1356	POOL	195	07/22/2009
3841	SFR	672	08/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/192	11/14/2023	WD	Q	I	01	395,900
GRANTOR: HALL RONALD G						
GRANTEE: CHIONG ANNA						
1386/0723	5/31/2019	WD	Q	I	01	265,000
GRANTOR: ANTON & SUSAN HTTINGH						
GRANTEE: RONALD G & ANITA M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 FOP= N3 W19 S2 D3 R3 S3 E16 N5\$ S5 W16 N3 L3 U3 W5 D3 L3 L3 U3 W9 D4 L4 S33 E2 FGR= S26 E10 N2 E12 N24 W22\$ E33 FOP= S8 E11 N5 W2 N3 W9\$ E9 S3 E3 S2 E6 N2 E3 N39\$.