LOT 14 OAK MEADOW PLANTATION UNI
WD 1065-413, WD 1171-2149, FJ 11

CHIONG ANNA/CHIONG ROY A
880 NW SAVANAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-314

BUILDING CHARACTERISTICS

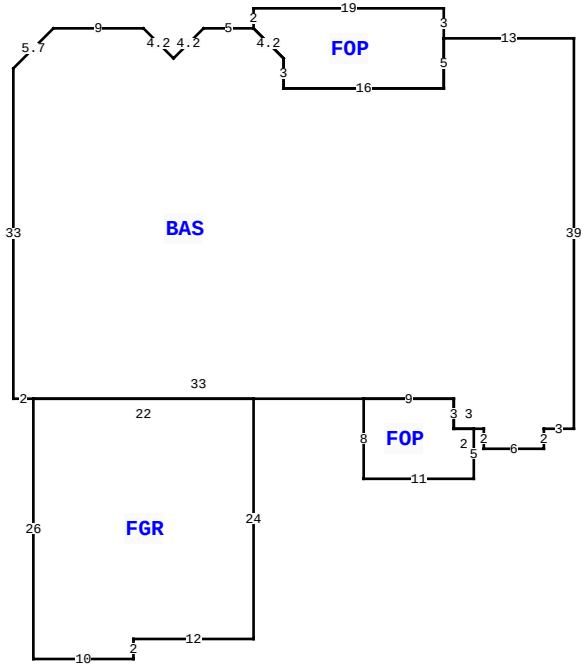
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	244,723
FGR	548	55		301	37,016
FOP	82	30		25	3,074
FOP	139	30		42	5,165
TOTALS	2,759			2,358	289,977

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	136.64	322,197	2009	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 1990 HX Base Yr 2024



880 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	1,778.00	UT	2.50	2.50	75	2009	2009	3	75	3,334	
2	0280	POOL R/CON	0	100	11	25	275.00	UT	70.00	70.00	100	2009	2009	3	61	11,743	
3	0169	FENCE/WOOD	0	100	0	0	400.00	UT	10.50	10.50	100	2009	2009	3	100	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		289,977
TOTAL MARKET OB/XF VALUE		19,277
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		344,254
SOH/AGL Deduction		76,703
ASSESSED VALUE		267,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,140
TOTAL JUST VALUE		344,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,539

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$.

LAND DESCRIPTION

TOTAL OB/XF 19,277

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 11/29/2023 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS