

LOT 18 OAK MEADOW PLANTATION UNI
816-2412, 880-1850, WD 998-1130,

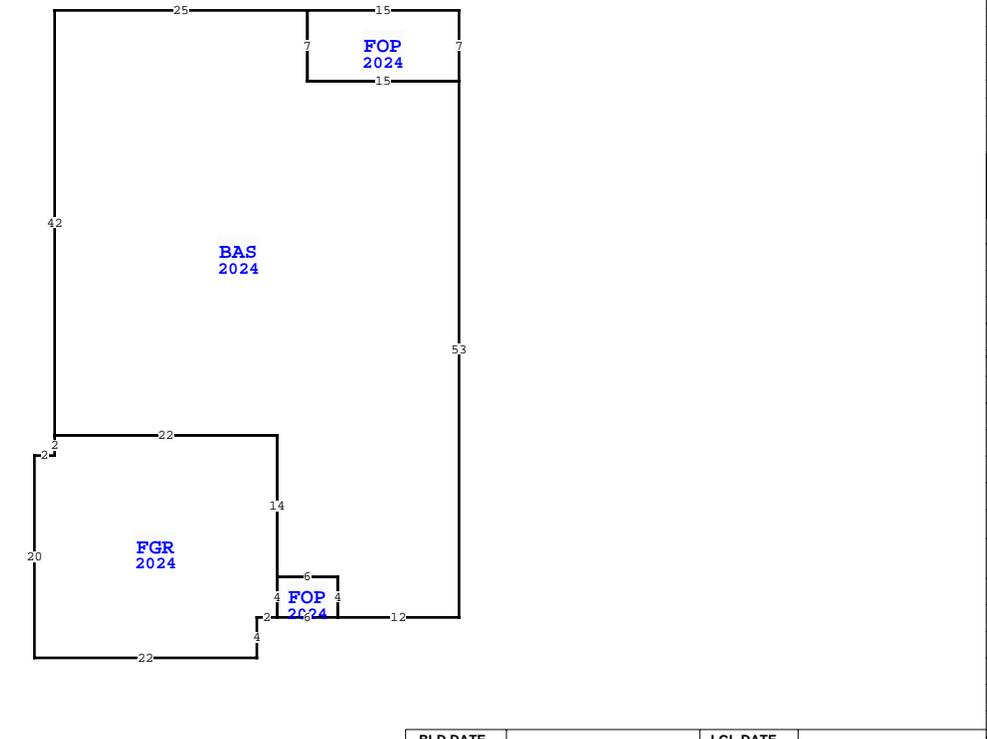
JUSIC AUTUMN DELAIN/JUSIC SEMIR
791 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-318
[Barcode]

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,198	121.7254	136.33	299,653	2023	2023	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1875 HX Base Yr 2025													



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	1,875	100	2024	1,875	250,507
FGR	516	55	2024	284	37,944
FOP	24	30	2024	7	935
FOP	105	30	2024	32	4,276
TOTALS	2,520			2,198	293,660

791 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	680.00	UT	3.00	3.00	100	2024	2023		100	2,040	

TOTAL OB/XF 2,040

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			293,660
TOTAL MARKET OB/XF VALUE			2,040
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			330,700
SOH/AGL Deduction			20,666
ASSESSED VALUE			310,034
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			258,623
TOTAL JUST VALUE			330,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045898	New Residential C	250,000	11/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1155	3/13/2024	WD Q	Q	I	01	375,000
GRANTOR: SG BUILD COMPANY						
GRANTEE: JUSIC AUTUMN DELAIN						
1510/223	3/08/2024	QC U	U	I	11	0
GRANTOR: WHIPKEY NEIL H						
GRANTEE: SG BUILD COMPANY LL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=60,10] S42 E22 S14 E6 S4 E12 N53 W15 N7 W25 \$	
FGR=[YR=2024;ORIG=60,52] S2 W2 S20 E22 N4 E2 N4 N14 W22 \$	
FOP=[YR=2024;ORIG=82,70] E6 N4 W6 S4 \$	
FOP=[YR=2024;ORIG=85,10] S7 E15 N7 W15 \$	