LOTS 19 & 20 OAK MEADOW PLANTATI
WD 1066-444, WD 1262-1009, WD 13

WENDEL ROBERT JR/WENDEL TERRI
763 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-319

COLUMBIA COUNTY PROPERTY

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 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

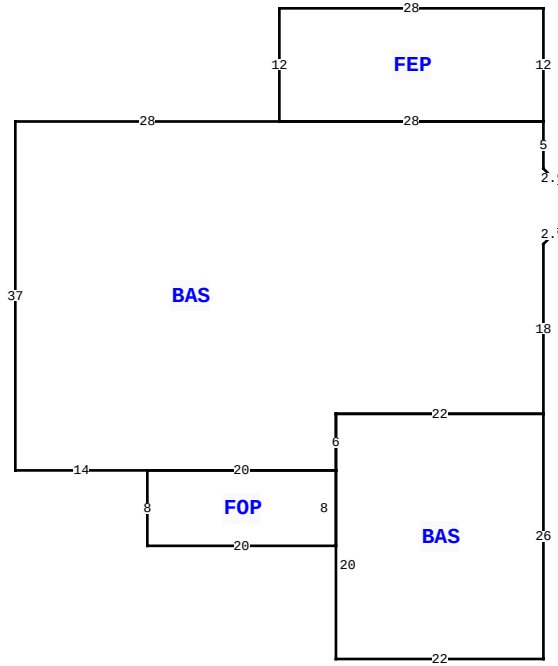
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	67,942
BAS	1,952	100		1,952	231,857
FEP	336	80		269	31,952
FOP	160	30		48	5,701
TOTALS	3,020			2,841	337,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,841	119.1582	133.46	379,160	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2018 Heated Area: 2524 HX Base Yr 2018



763 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		337,452
TOTAL MARKET OB/XF VALUE		68,190
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		510,642
SOH/AGL Deduction		169,268
ASSESSED VALUE		341,374
TOTAL EXEMPTION VALUE	HX HB 13	341,374
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		510,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046415	Roof Replacement	17,860	02/01/2023
000046085	Remodel	100,000	12/12/2022
500	GARAGE	50	12/31/2014
513	SFR	1,010	12/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0470	9/04/2018	WD	U	I	11	0
GRANTOR: NEIL H & BONNIE J WHI						
GRANTEE: WILLIAM S & DIANNE						
1366/2529	8/17/2018	WD	Q	V	03	20,000
GRANTOR: NEIL & BONNIE WHIPKEY						
GRANTEE: ROBERT JR WENDEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S37 E14 E20 N6 E22 N18 U2R2 N4 U2L2 N5 W28 $
BAS=[ORIG=6,37] S20 E22 N26 W22 S6 $
FEP=[ORIG=28,0] N12 W28 S12 E28 $
FOP=[ORIG=-14,37] S8 E20 N8 W20 $
.

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	2,427.00	UT	2.00	2.00	100	2014	2014	3	100	4,854	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0210	GARAGE U	0	100	24	50	1.00	UT	18,000.00	18,000.00	100	2023	2022		100	18,000	
5	0001	RES MISC	0	100	14	40	1.00	UT	36,960.00	36,960.00	100	2023	2022		100	36,960	
6	0296	SHED METAL	0	100	12	20	1.00	UT	4,320.00	4,320.00	100	2023	2022		100	4,320	
7	0296	SHED METAL	0	100	12	16	1.00	UT	3,456.00	3,456.00	100	2023	2022		100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 68,190

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	1.50	35,000.00	52,500.00	52,500							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 03/20/2026 BY robin Total Acres: 1.42 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 06/08/2026 BY SYS