

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		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
BAS	2,219	100	
FGR	626	55	
FOP	166	30	
FOP	209	30	
TOTALS	3,220		
		2,676	340,188

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0		361,902	2019	2019	0	0	6.00	94.00

Heated Area: 2219 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		340,188
TOTAL MARKET OB/XF VALUE		3,460
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		396,148
SOH/AGL Deduction		0
ASSESSED VALUE		396,148
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		396,148
TOTAL JUST VALUE		396,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
421	SFR	0	01/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/2307	1/18/2019	WD Q	Q	I	01	305,000
GRANTOR: GIBALTAR CONTRACTING						
GRANTEE: AMY DOCKERY SHIVER						
1319/1581	7/29/2016	WD Q	Q	V	01	28,000
GRANTOR: FRANZ H & MELISSA MET						
GRANTEE: GIBALTAR CONTRACTI						

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	0	0	1,730.00	UT	2.00	2.00	100	2019	2019	3	100	3,460	

713 NW SAVANNAH CIR, LAKE CITY

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W38 FOP= N3 W19 S11 E19 N8\$ S8 W19 N8 W13 S39 E14 FOP= S8 E9 N2 E13 N6 W14 N2 W8 S2\$ N2 E8 S2 E14 N2 E9 FGR= S15 E13 N2 E12 N24 W25 S11\$ N11 E25 N26\$.

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							