LOT 25 OAK MEADOW PLANTATION
UNIT 3. WD 1065-430, CT 1218-2320, AMEND CT 1220-25,

HAMM GARY ALLEN
597 NW SAVANNAH CIR
LAKE CITY, FL 32055

2027

34-3S-16-02462-325

BUILDING CHARACTERISTICS

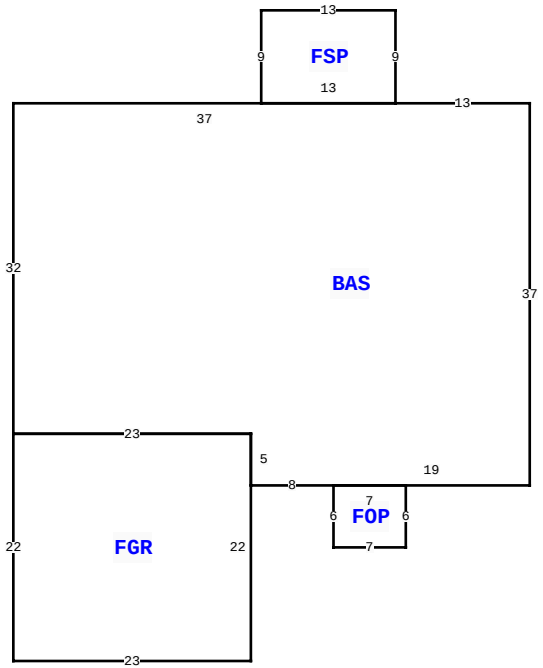
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,735	100		1,735	198,744
FGR	506	55		278	31,845
FOP	42	30		13	1,489
FSP	117	40		47	5,384
TOTALS	2,400			2,073	237,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	118.3350	130.17	269,842	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 1735 HX Base Yr 2014



597 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	1,706.00	UT	2.00	2.00	100	2013	2013	3	100	3,412	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	237,461
TOTAL MARKET OB/XF VALUE	3,412
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	293,373
SOH/AGL Deduction	94,180
ASSESSED VALUE	199,193
TOTAL EXEMPTION VALUE	HX HB 13 199,193
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	293,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
133	SFR	965	03/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/1981	2/14/2013	WD	Q	V	03	21,000
GRANTOR: RUGGERO & JANE GREEN						
GRANTEE: GARY ALLEN HAMM						
1237/2724	7/06/2012	WD	U	V	12	15,500
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: RUGGERO & JANE GREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N9 W13 S9 E13$ W37 S32 FGR= S22 E23 N22 W23$ E23 S5 E8 FOP= S6 E7 N6 W7$ E19 N37$.

LAND DESCRIPTION

TOTAL OB/XF 3,412

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							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.77 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS