LOT 22 OAK MEADOW PLANTATION UNI
816-2412-2423, WD 998-1008, WD 1

BAUGH NORMA G/BAUGH JEREMY D
449 NW SAVANNAH CIR
LAKE CITY, FL 32055

2023

34-3S-16-02462-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

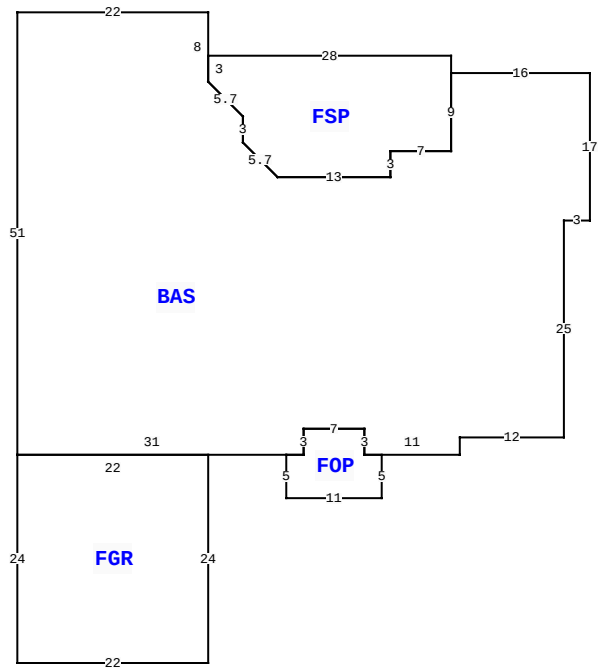
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,661	100	2,661	224,556
FGR	528	55	290	24,473
FOP	76	30	23	1,941
FSP	327	40	131	11,054
TOTALS	3,592		3,105	262,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,105	128.7000	106.82	331,676	2006	2006	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2010 HX Base Yr 2010



449 NW SAVANNAH Cir, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		262,024
TOTAL MARKET OB/XF VALUE		5,861
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		300,885
SOH/AGL Deduction		60,777
ASSESSED VALUE		240,108
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,108
TOTAL JUST VALUE		300,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1168/0709	2/26/2009	WD	Q	I	01	285,900
GRANTOR: ISAAC HOLDING INC FKA						
GRANTEE: NORMA & JEREMY BAUG						
1061/0337	10/06/2005	WD	U	V	09	75,000
GRANTOR: FRONTIER CAPITAL						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N2 W28 S3 D4 R4 S3 D4 R4 E13 N3 E7 N9$ S9 W7 S3 W13 L4 U4 N3 L4 U4 N8 W22 S51 FGR= S24 E22 N24 W22$ E31 FOP= S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E11 N2 E12 N25 E3 N17$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,716.00	UT	3.00	3.00	75	2006	2006	3	75	3,861	

LAND DESCRIPTION

TOTAL OB/XF 5,861

LN	USE CODE	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	SFR	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.50	22,000.00	33,000.00	33,000							

REVIEW DATE 10/03/2018 BY KRBC Total Acres: 0.75 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/09/2022