LOT 5 EASTWOOD S/D.
525-560, FJ 1041-2661, QC 1042-2

SHEEHAN SUSAN L
233 SE ANASTASIA ST
LAKE CITY, FL 32025

2026

15-4S-17-08360-155

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

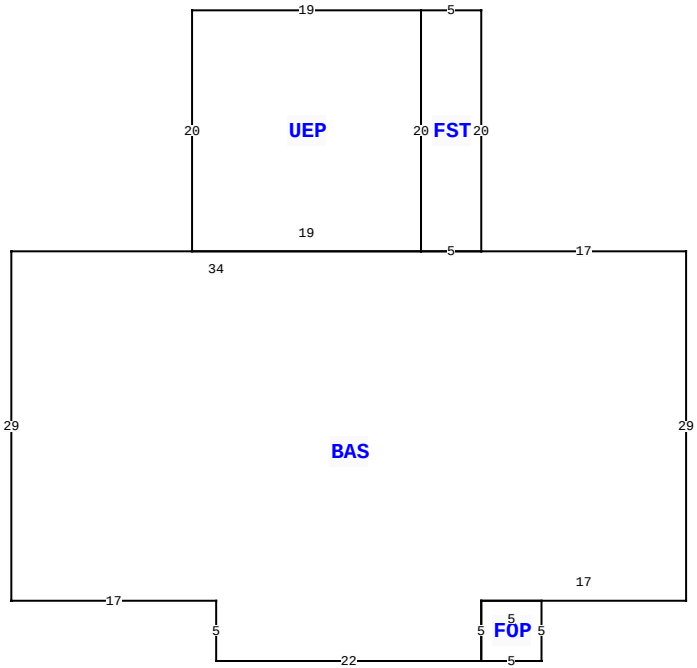
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	132,220
FOP	25	30		8	610
FST	100	55		55	4,194
UEP	380	60		228	17,386
TOTALS	2,239			2,025	154,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	104.7420	117.31	237,553	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1734 HX Base Yr



233 SE ANASTASIA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,409
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		174,409
SOH/AGL Deduction		77,783
ASSESSED VALUE		96,626
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,904
TOTAL JUST VALUE		174,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/982	8/23/2022	LE	U	I	14	100
GRANTOR: SHEEHAN SUSAN L						
GRANTEE: SHEENHAN JOHN THOMA						
1042/2840	3/21/2005	QC	Q	I	01	100
GRANTOR: BRUCE W SHEEHAN						
GRANTEE: SUSAN L SHEEHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FST= N20 W5 S20 E5$W5 UEP= N20 W19 S20 E19$ W34 S29 E17 S5 E22 FOP= E5 N5 W5 S5$ N5 E17 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/25/2017 BY BC Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS