LOT 11 OAK MEADOW PLANTATION UNI
816-2412 THRU 2423, 861-1885, WD

SHEEHAN JOHN T/SHEEHAN NICOLE A
346 NW COLQUIT WAY
LAKE CITY, FL 32055-4854

2026

34-3S-16-02462-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

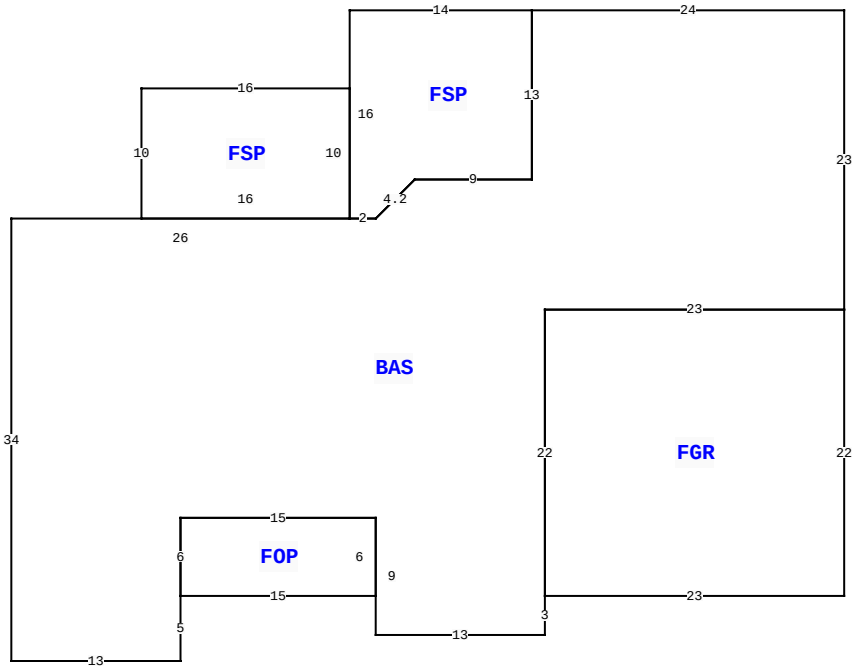
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,780	100		1,780	170,504
FGR	506	55		278	26,629
FOP	90	30		27	2,587
FSP	160	40		64	6,130
FSP	193	40		77	7,376
TOTALS	2,729			2,226	213,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,226	119.3682	133.69	297,594	1998	1998	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2014 Heated Area: 1780 HX Base Yr 2014



346 NW COLQUITT WAY, 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		213,226
TOTAL MARKET OB/XF VALUE		15,865
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		264,091
SOH/AGL Deduction		81,197
ASSESSED VALUE		182,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,172
TOTAL JUST VALUE		264,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044567	Remodel	16,778	05/31/2022
3431	ADDN SFR	50	10/06/2005
3298	POOL	185	06/23/2005
1336	SFR	460	08/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/2702	6/04/2013	WD	Q	I	01	166,500
GRANTOR: DANIEL P & RACHAEL D						
GRANTEE: JOHN T & NICOLE A S						
0861/1885	6/26/1998	WD	Q	V		21,500
GRANTOR: CRAPPS & COLE AS TRUS						
GRANTEE: SHELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W14 S16 E2 U3 R3 E9 N13$ S13 W9 L3 D3 W2
FSP= N10 W16 S10 E16$ W26 S34 E13 N5 FOP= E15 N6 W15 S6$ N6
E15 S9 E13 N3 FGR= E23 N22 W23 S22$ N22 E23 N23$.

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	1,737.00	UT	1.50	1.50	80	1998	1998	3	80	2,084	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	850	
3	0280	POOL R/CON	0	100	10	24	240.00	UT	70.00	70.00	100	2005	2005	3	47	7,896	
4	0282	POOL ENCL	0	100	20	38	760.00	UT	15.00	15.00	100	2005	2005	3	40	4,560	
5	0166	CONC,PAVMT	0	100	0	0	190.00	UT	2.50	2.50	100	2005	2005	3	100	475	

LAND DESCRIPTION

TOTAL OB/XF 15,865

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS