LOT 25 OAK MEADOW PLANTATIONS UN
816-2412 THRU 2423, WD 992-1620,

COGHLAN JOHNATHAN C
965 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

34-3S-16-02462-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

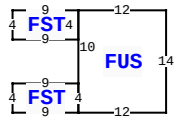
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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/

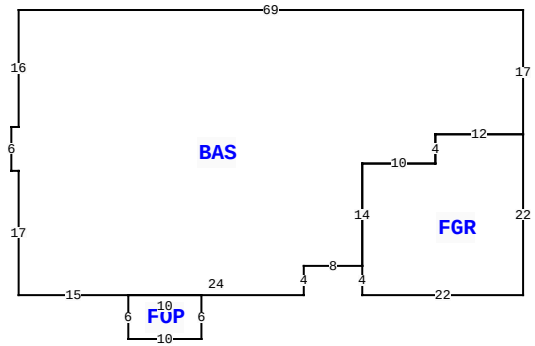
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100		2,221	228,097
FGR	444	55		244	25,059
FOP	60	30		18	1,849
FST	36	55		20	2,054
FST	36	55		20	2,054
FUS	168	100		168	17,254
TOTALS	2,965			2,691	276,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,691	116.0712	130.00	349,830	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2021 Heated Area: 2389 HX Base Yr 2021





965 NW SAVANNAH CIR, 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		276,366
TOTAL MARKET OB/XF VALUE		4,452
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		333,318
SOH/AGL Deduction		74,054
ASSESSED VALUE		259,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,542
TOTAL JUST VALUE		333,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/06/2023
2766	SFR	619	09/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/0660	9/09/2020	WD	Q	I	01	265,000
GRANTOR: KEVIN BOWMAN						
GRANTEE: JOHNATHAN C COGHLAN						
1145/2141	3/14/2008	WD	Q	I		278,000
GRANTOR: THOMAS B III & MARIE						
GRANTEE: KEVIN BOWMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S16 W1 S6 E1 S17 E15 FOP= S6 E10 N6 W10$ E24 N4 E8
FGR= S4 E22 N22 W12 S4 W10 S14$ N14 E10 N4 E12 N17 $ PTR= N30
FUS= N14 W12 FST= W9 S4 E9 N4$ S10 FST= W9 S4 E9 N4$ S4 E12$
S30$.

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	1,626.00	UT	2.00	2.00	100	2004	2004	3	100	3,252	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,452

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	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 04/02/2024 BY JS Total Acres: 0.80 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/19/2025 BY SYS