LOT 5 OAK MEADOW PLANTATION UNIT

816-2412-2423, 834-648, 901-122,

MCREE MICHAEL V/MCREE MARCILE R
2476 NEW HAVEN CIR
SUN CITY CTR, FL 33573

2026

34-3S-16-02462-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

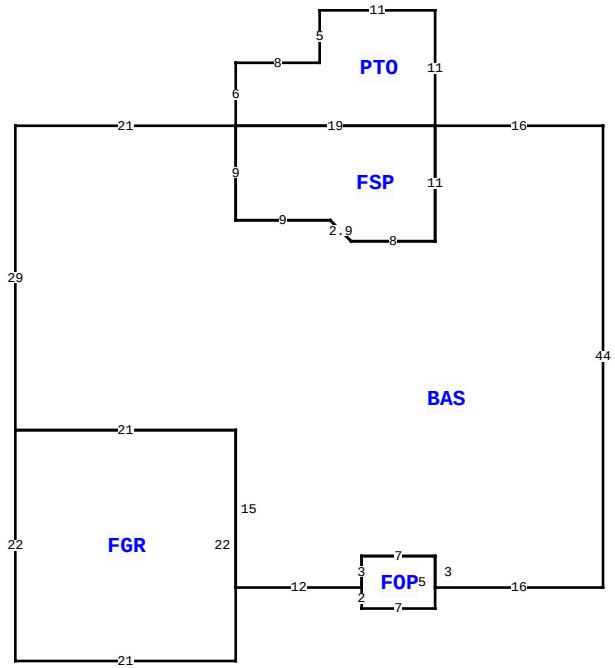
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,939	100		1,939	196,052
FGR	462	55		254	25,682
FOP	35	30		10	1,011
FSP	189	40		76	7,685
PTO	169	5		8	809
TOTALS	2,794			2,287	231,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	123.1808	140.43	321,163	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 0 Heated Area: 1939 HX Base Yr



263 NW COLQUITT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	231,237
TOTAL MARKET OB/XF VALUE	6,407
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	272,644
SOH/AGL Deduction	0
ASSESSED VALUE	272,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,644
TOTAL JUST VALUE	272,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			06/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1011/0898	3/31/2004	WD	Q	I		162,000
GRANTOR: HAROLD & OLGA DREEBEN						
GRANTEE: MICHAEL & MARCILE M						
0901/0122	4/21/2000	WD	Q	I		146,500
GRANTOR: L STEPHENSON						
GRANTEE: HAROLD & OLGA DREEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S29 FGR= S22 E21 N22 W21$ E21 S15 E12 FOP= S2 E7 N5 W7 S3$ N3 E7 S3 E16 N44 W16 PTO= N11 W11 S5 W8 S6 E19$ FSP= W19 S9 E9 R2 D2 E8 N11$ S11 W8 U2 L2 W9 N9$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,461.00	UT	1.50	1.50	100	1997	1997	3	100	2,192	
3	0120	CLFENCE 4	0	0	0	0	400.00	UT	4.50	4.50	70	1993	1993	3	70	1,260	
4	0294	SHED WOOD/	0	0	12	26	312.00	UT	7.50	7.50	75	1993	1993	3	75	1,755	

LAND DESCRIPTION

TOTAL OB/XF 6,407

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	0		*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: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS