LOT 7 EASTWOOD UNIT 2.
448-497, 781-1346, 952-1952,

TOWN MOSES JOSEPH/TOWN CLAUDIA LILIANA
205 SE JONATHAN WAY
LAKE CITY, FL 32025

**2026**

**15-4S-17-08360-184**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

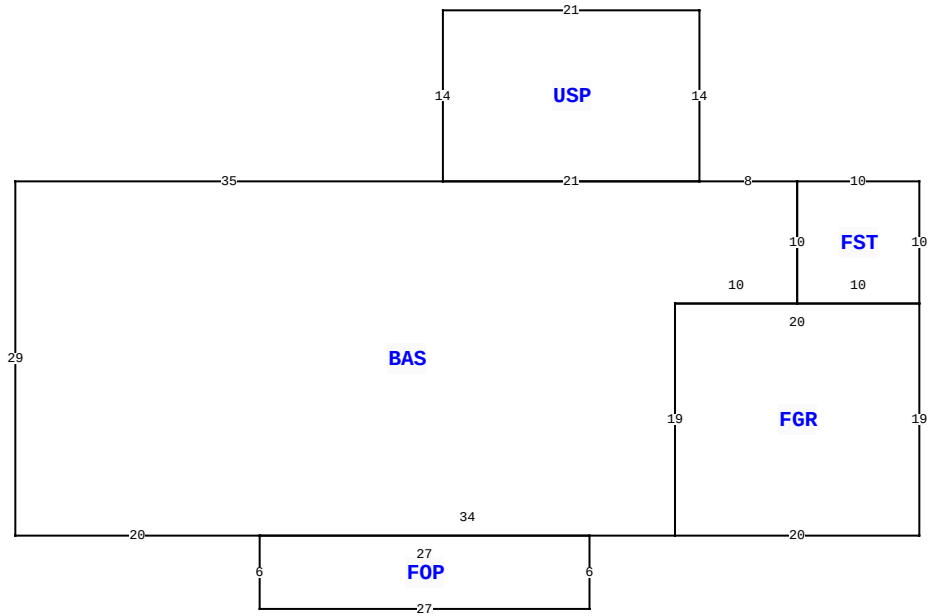
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 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 | 1,666 | 100 | | 1,666 | 165,938 |
| FGR | 380 | 55 | | 209 | 20,817 |
| FOP | 162 | 30 | | 49 | 4,881 |
| FST | 100 | 55 | | 55 | 5,478 |
| USP | 294 | 35 | | 103 | 10,259 |
| TOTALS | 2,602 | | | 2,082 | 207,373 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,082 | 106.9910 | 119.83 | 249,486 | 1980 | 2010 | 0 | 0 | 0 | 16.88 | 83.12 |

1 SINGLE FAM 100% - 2021 Heated Area: 1666 HX Base Yr 2021




205 SE JONATHAN WAY, 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 | | 207,373 |
| TOTAL MARKET OB/XF VALUE | | 1,400 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 227,273 |
| SOH/AGL Deduction | | 51,028 |
| ASSESSED VALUE | | 176,245 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 125,523 |
| TOTAL JUST VALUE | | 227,273 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 230,092 |

SALE:1:1: $.70 STAMPS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053240 | Roof Replacement | 14,800 | 05/27/2025 |
| 000041694 | Solar Power Syste | 27,000 | 04/08/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1419/1725 | 9/14/2020 | WD | Q | I | 01 | 175,000 |
| GRANTOR: MICHAEL PAPHIDES | | | | | | |
| GRANTEE: MOSES JOSEPH & CLAU | | | | | | |
| 1408/0659 | 3/04/2020 | CT | U | I | 18 | 59,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: MICHAEL PAPHIDES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 S29 E20 FOP= S6 E27N6 W27$ E34 FGR= E20 N19 W20 S19$ N19 E10 FST= E10 N10 W10S10$ N10 W8 USP= N14 W21 S14 E21$ W21$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,400

| 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 07/21/2025 BY chuck Total Acres: 0.88 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS