LOT 9 EASTWOOD UNIT 2, ALSO BEG OF SAID LOT 9 RUN S 56 DEG W 25. RUN N 33 DEG W 89.48 FT, THEN RU

JOHNSON FANG-YUN
12970 HARBORTON DR
JACKSONVILLE, FL 32224

2025

15-4S-17-08360-186

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

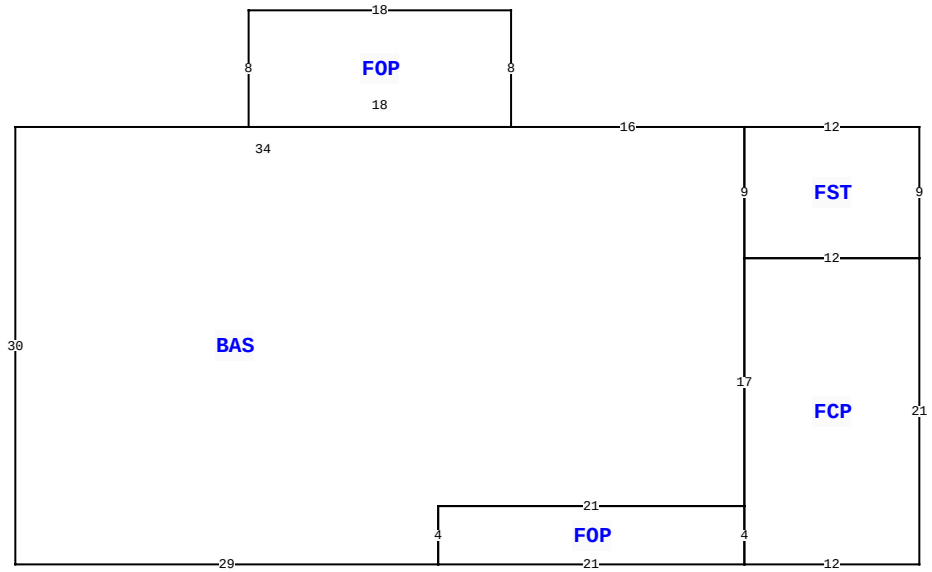
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,416	100		1,416	140,535
FCP	252	25		63	6,253
FOP	84	30		25	2,482
FOP	144	30		43	4,268
FST	108	55		59	5,855
TOTALS	2,004			1,606	159,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,606	127.4130	142.70	229,176	1980	1995	0	0	0	30.45	69.55

1 SINGLE FAM 0% - 2025 Heated Area: 1416 HX Base Yr



242 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	159,392
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	180,892
SOH/AGL Deduction	0
ASSESSED VALUE	180,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,892
TOTAL JUST VALUE	180,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047269	Roof Replacement	12,600	05/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1522/2766	9/06/2024	WD	U	I	41	235,000
GRANTOR: EVACHEK CHRISTY LEE						
GRANTEE: JOHNSON FANG-YUN						
1421/2581	10/14/2020	WD	Q	I	01	155,000
GRANTOR: GARRETT J REGISTER						
GRANTEE: CHRISTY LEE COCHRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N8 W18 S8 E18$ W34 S30 E29 FOP= E21 N4 W21S4$ N4 E21 FCP= S4 E12 N21 W12 S17$ N17 FST= E12 N9 W12 S9$ 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	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		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 06/13/2023 BY jerry Total Acres: 0.70 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/21/2025 BY SYS