LOT 1 GREENWOOD S/D.

523-403, 779-895, WD 1044-2449,

COLEMAN CHUN I YU
385 SW ARLINGTON BLVD
LAKE CITY, FL 32025

2026

16-4S-17-08382-301

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 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

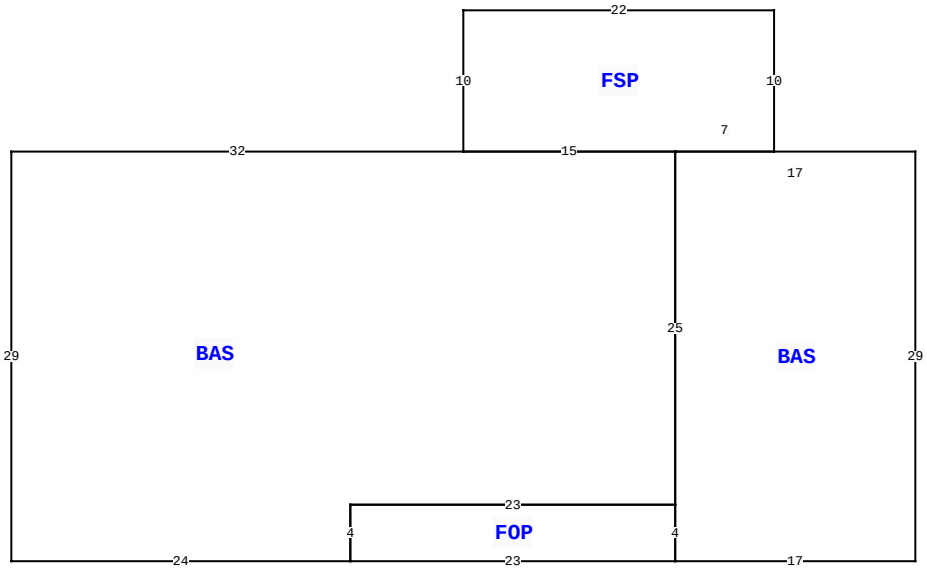
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16417.080	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	493	100		493	44,539
BAS	1,271	100		1,271	114,825
FOP	92	30		28	2,530
FSP	220	40		88	7,950
TOTALS	2,076			1,880	169,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	115.2360	129.06	242,633	1983	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2022 Heated Area: 1764 HX Base Yr



475 SE HUBBLE ST, 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	169,843
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	189,943
SOH/AGL Deduction	0
ASSESSED VALUE	189,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,943
TOTAL JUST VALUE	189,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,369

SALE:1:1: LOT 1 GREENWOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28514	MAINT/ALTR	35	04/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/643	10/05/2021	QC	U	I	11	100
GRANTOR: COLEMAN ALLEN D						
GRANTEE: COLEMAN CHUN I YU						
1410/2418	4/29/2020	WD	Q	I	01	155,000
GRANTOR: ANDRE & KATHARINE CHR						
GRANTEE: ALLEN D & CHING P C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S29 E24 FOP= E23 N4W23 S4$ N4 E23 BAS= S4 E17 N29 W17 S25$ N25 FSP= E7 N10W22 S10 E15$ W15 $.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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 05/03/2017 BY DF Total Acres: 0.49 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/07/2025 BY SYS