

LOT 2 EASTWOOD S/D.  
431-122, 661-678, DC 1534-2466,

COLEMAN CHUN-I Y/CHANG NI CHIA  
159 SE ANASTASIA ST  
LAKE CITY, FL 32025

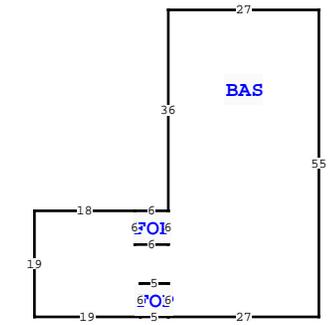
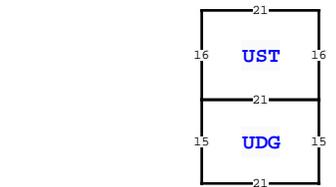
**2026**

15-4S-17-08360-152

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,219	118.7760	135.40	300,453	1979	1979	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1875 HX Base Yr 2026													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			195,294
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			221,594
SOH/AGL Deduction			0
ASSESSED VALUE			221,594
TOTAL EXEMPTION VALUE			HX HB 51,411
BASE TAXABLE VALUE			170,183
TOTAL JUST VALUE			221,594
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,748



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	1,875	100		1,875	165,019
FOP	30	30		9	792
FOP	36	30		11	968
UDG	315	55		173	15,226
UST	336	45		151	13,289
<b>TOTALS</b>	<b>2,592</b>			<b>2,219</b>	<b>195,294</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/1871	9/23/2025	WD	Q	I	01	280,000
GRANTOR: DEMASI JUSTIN						
GRANTEE: COLEMAN CHUN-I Y						
1536/1240	3/26/2025	PB	U	I	18	0
GRANTOR: DEMASI PETER						
GRANTEE: DEMASI JUSTIN						

EXTRA FEATURES																
L N	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	0258	PATIO	0 100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
4	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

TOTAL OB/XF														3,800										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	22,500.00	22,500.00	22,500							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W27 S36 FOP= W6 S6 E6 N6\$ S6 W6 N6 W18 S19 E19 FOP= E5 N6 W5 S6\$ N6 E5 S6 E27 N55\$ PTR= N30 UDG= N15 UST= N16 W21 S16 E21\$ W21 S15 E21\$ S30\$.															