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

2027

15-4S-17-08360-152

BUILDING CHARACTERISTICS

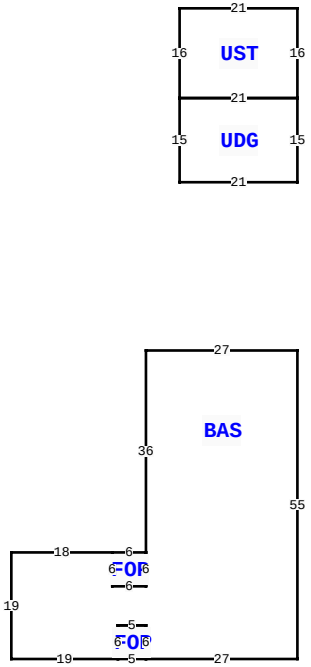
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,875	100		1,875	159,230
FOP	30	30		9	764
FOP	36	30		11	934
UDG	315	55		173	14,691
UST	336	45		151	12,823
TOTALS	2,592			2,219	188,443

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	130.65	289,912	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1875 HX Base Yr 2026



159 SE ANASTASIA ST, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	188,443
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	214,743
SOH/AGL Deduction	0
ASSESSED VALUE	214,743
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	163,332
TOTAL JUST VALUE	214,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,176

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						

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	22,500.00	22,500.00	22,500							

REVIEW DATE 01/14/2026 BY TP Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS