

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

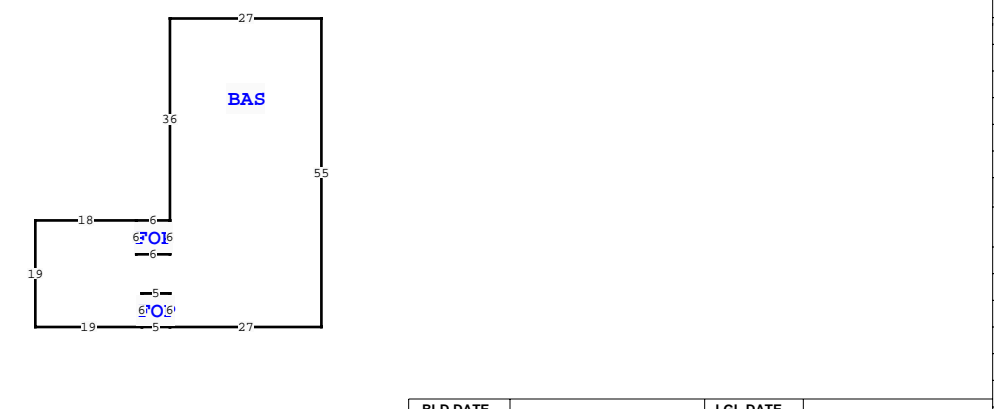
COLEMAN CHUN-I Y/CHANG NI CHIA
159 SE ANASTASIA ST
LAKE CITY, FL 32025

2026

15-4S-17-08360-152
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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
Architectural	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	133.03	295,194	1979	1979	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1875 HX Base Yr 2026													



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	162,130
FOP	30	30		9	778
FOP	36	30		11	951
UDG	315	55		173	14,959
UST	336	45		151	13,057
TOTALS	2,592			2,219	191,876

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,876	
TOTAL MARKET OB/XF VALUE		3,800	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		218,176	
SOH/AGL Deduction		0	
ASSESSED VALUE		218,176	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		166,765	
TOTAL JUST VALUE		218,176	
NCON VALUE		2,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,748	

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	100	0	0	3	100	100	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	700	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2026	2025		100	2,000	

TOTAL OB/XF			3,800		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

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										
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							