LOT 5 EASTWOOD UNIT 2.
515-687, 697-843, 794-2161, 794-

ROBINSON SHANE
261 SE JONATHAN WAY
LAKE CITY, FL 32025

2026

15-4S-17-08360-182

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

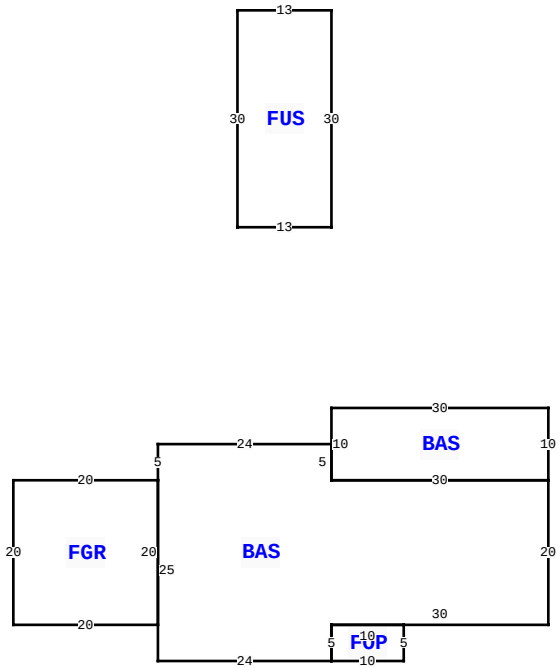
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	300	100		300	26,426
BAS	1,320	100		1,320	116,276
FGR	400	55		220	19,379
FOP	50	30		15	1,321
FUS	390	100		390	34,354
TOTALS	2,460			2,245	197,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,245	120.9978	135.52	304,242	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2010 HX Base Yr 2025



261 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		197,757
TOTAL MARKET OB/XF VALUE		18,286
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		234,543
SOH/AGL Deduction		50,122
ASSESSED VALUE		184,421
TOTAL EXEMPTION VALUE	HX HB 13	184,421
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		234,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041526	Roof Replacement	12,000	03/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1527	8/15/2024	WD	Q	I	01	300,000
GRANTOR: YU LEE JEN						
GRANTEE: ROBINSON SHANE						
1438/814	5/24/2021	QC	U	I	11	100
GRANTOR: COLEMAN ALLEN D						
GRANTEE: YU LEE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S5 FGR= W20 S20 E20N20$ S25 E24 FOP= E10 N5 W10 S5$ N5 E30 N20 BAS= N10 W30 S10 E30$ W30 N5 PTR=N30 FUS= N30 W13 S30 E13$ S30$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 18,286

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	18,500.00	18,500.00	18,500							

REVIEW DATE 01/06/2025 BY TP Total Acres: 0.77 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/08/2026 BY SYS