

LOT 9 EASTWOOD UNIT 2, ALSO BEG
OF SAID LOT 9 RUN S 56 DEG W 25.
RUN N 33 DEG W 89.48 FT, THEN RU

JOHNSON FANG-YUN
12970 HARBORTON DR
JACKSONVILLE, FL 32224

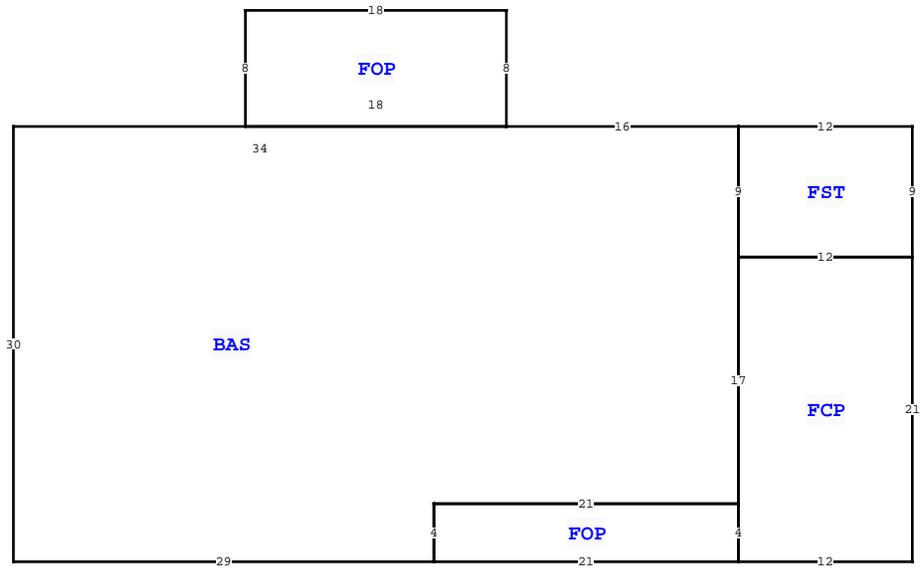
2026

15-4S-17-08360-186



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	80		
Exterior Wall	08	WD OR PLY	20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	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	04	04	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	1,416	100		1,416	138,413
FCP	252	25		63	6,158
FOP	84	30		25	2,444
FOP	144	30		43	4,203
FST	108	55		59	5,767
TOTALS	2,004			1,606	156,986

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,606	127.4130	142.70	229,176	1980	1995	0	0	31.50	68.50
1 SINGLE FAM 0% - 2025 Heated Area: 1416 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	156,986		
TOTAL MARKET OB/XF VALUE	3,000		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	182,486		
SOH/AGL Deduction	0		
ASSESSED VALUE	182,486		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	182,486		
TOTAL JUST VALUE	182,486		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	180,892		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047269	Roof Replacement	12,600	05/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/2766	9/06/2024	WD	U	I	41	235,000
GRANTOR: EVACHEK CHRISTY LEE						
GRANTEE: JOHNSON FANG-YUN						
1421/2581	10/14/2020	WD	Q	I	01	155,000
GRANTOR: GARRETT J REGISTER						
GRANTEE: CHRISTY LEE COCHRAN						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

TOTAL OB/XF											
3,000											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W16 FOP= N8 W18 S8 E18\$ W34 S30 E29 FOP= E21 N4 W21S4\$ N4 E21 FCP= S4 E12 N21 W12 S17\$ N17 FST= E12 N9 W12 S9\$ N9\$.											

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							