LOT 1 TRIO PARK S/D.

496-352, 780-1913, LE 1281-2565,

JOHNSON FANG-YUN YANG
12970 HARBORTON DR
JACKSONVILLE, FL 32224

2027

15-4S-17-08360-301

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

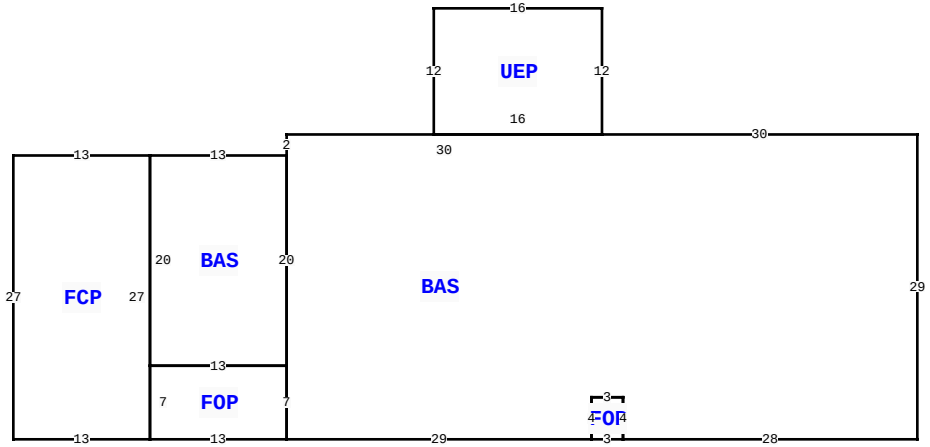
NEIGHBORHOOD/LOC 15417.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	20,520
BAS	1,728	100		1,728	136,379
FCP	351	25		88	6,945
FOP	12	30		4	316
FOP	91	30		27	2,131
UEP	192	60		115	9,076
TOTALS	2,634			2,222	175,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,222	110.3860	121.42	269,795	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1988 HX Base Yr



304 SE ANASTASIA ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 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	0166	CONC,PAVMT	0	100	18	48	1.00	UT	0.00	0.00	100	0	0	3	100	1,120	
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,367
TOTAL MARKET OB/XF VALUE	2,120
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	194,137
SOH/AGL Deduction	79,598
ASSESSED VALUE	114,539
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	58,128
TOTAL JUST VALUE	194,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,329

LAND:1:1: 0.39 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/2138	7/15/2026	WD	Q	I	01	190,000
GRANTOR: CREWS RAMONA S						
GRANTEE: JOHNSON FANG-YUN YA						
1488/2047	4/19/2023	WD	U	I	11	100
GRANTOR: CREWS RAMONA S						
GRANTEE: CREWS RAMONA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UEP= N12 W16 S12 E16$ W30 S2 BAS= W13 FCP= W13 S27 E13 N27$ S20 E13 N20$ S20 FOP= W13 S7 E13 N7$ S7 E29 FOP= E3 N4 W3 S4$ N4 E3 S4 E28 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,120

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	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 04/25/2017 BY BC Total Acres: 0.38 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/17/2026 BY SYS