

LOT 9 GLENWOOD S/D UNIT 2.  
827-1579, 844-1103, WD 1438-812,

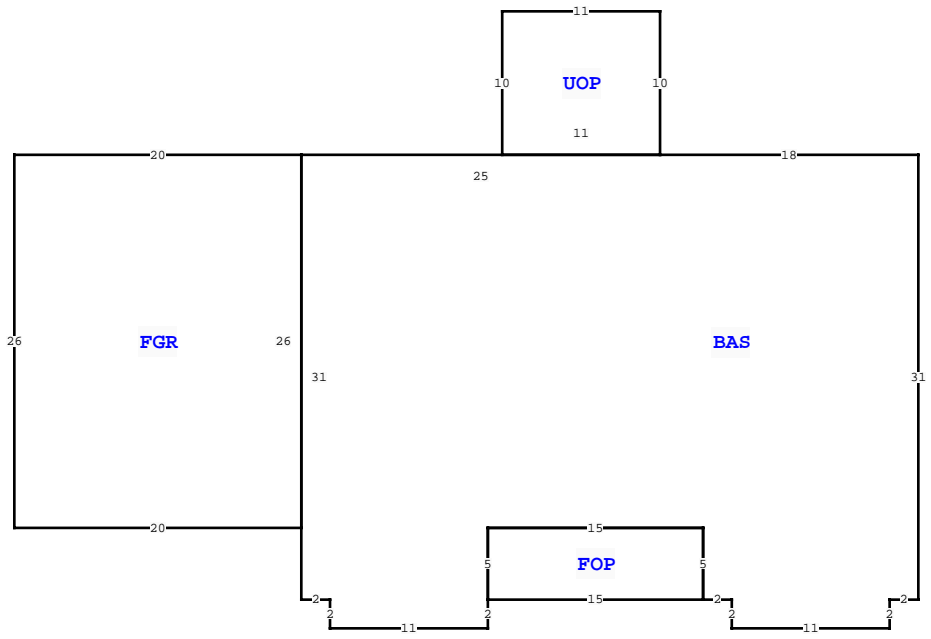
YU LEE J  
385 SW ARLINGTON BLVD  
LAKE CITY, FL 32025

**2026**

16-4S-17-08382-077  
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	1,632	115.0380	128.84	210,267	1996	1996	0	0	30.45	69.55
1 SINGLE FAM 0% - 2022 Heated Area: 1302 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100		1,302	116,670
FGR	520	55		286	25,628
FOP	75	30		22	1,971
UOP	110	20		22	1,971
<b>TOTALS</b>	<b>2,007</b>			<b>1,632</b>	<b>146,241</b>

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	0166	CONC,PAVMT	0	0	16	45		1.50	1.50	100	1996	1996	3	100	1,080	

EXTRA FEATURES											
283 SE MOJAVE WAY, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/14/2026								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	146,241		
TOTAL MARKET OB/XF VALUE	1,080		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	169,821		
SOH/AGL Deduction	0		
ASSESSED VALUE	169,821		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	169,821		
TOTAL JUST VALUE	169,821		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	168,029		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00005279	Electrical Servic		03/19/2026
000052479	Roof Replacement	15,000	03/03/2025
18546	ADDN SFR	95	07/25/2001
11651	SFR	240	09/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/812	5/24/2021	WD	U	I	11	100

GRANTOR: COLEMAN ALLEN D & CHI  
GRANTEE: YU LEE J  
0844/1103 8/22/1997 WD Q I 78,500  
GRANTOR: ERKINGER  
GRANTEE: COLEMAN

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W18 UOP= N10 W11 S10 E11\$ W25 FGR= W20 S26 E20 N26\$ S31 E2 S2 E11 N2 FOP= E15 N5 W15 S5\$ N5 E15 S5 E2 S2 E11N2 E2 N31\$.											

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							