

LOT 1 GREENWOOD S/D.
523-403, 779-895, WD 1044-2449,

COLEMAN CHUN I YU
385 SW ARLINGTON BLVD
LAKE CITY, FL 32025

2026

16-4S-17-08382-301
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	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
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	16417.080	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	493	100	
BAS	1,271	100	
FOP	92	30	
FSP	220	40	
TOTALS	2,076		
		1,880	169,843

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,880	115.2360	129.06	242,633	1983	1995		0	0	30.00	70.00	
1 SINGLE FAM 0% - 2022 Heated Area: 1764 HX Base Yr													

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			169,843
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			193,943
SOH/AGL Deduction			0
ASSESSED VALUE			193,943
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			193,943
TOTAL JUST VALUE			193,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,369
SALE:1:1: LOT 1 GREENWOOD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28514	MAINT/ALTR	35	04/28/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/643	10/05/2021	QC	U	I	11	100
GRANTOR: COLEMAN ALLEN D						
GRANTEE: COLEMAN CHUN I YU						
1410/2418	4/29/2020	WD	Q	I	01	155,000
GRANTOR: ANDRE & KATHARINE CHR						
GRANTEE: ALLEN D & CHING P C						

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	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/14/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS													
BAS= W32 S29 E24 FOP= E23 N4W23 S4\$ N4 E23 BAS= S4 E17 N29 W17 S25\$ N25 FSP= E7 N10W22 S10 E15\$ W15 \$.													

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