LOT 5 EASTWOOD UNIT 2.
515-687, 697-843, 794-2161,
794-2161, QC 1394-2741,QC 1419

YU LEE JEN
261 SE JONATHAN WAY
LAKE CITY, FL 32025

2021

15-4S-17-08360-182

COLUMBIA COUNTY PROPERTY

 2

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	1.5	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	15417.050	1.00

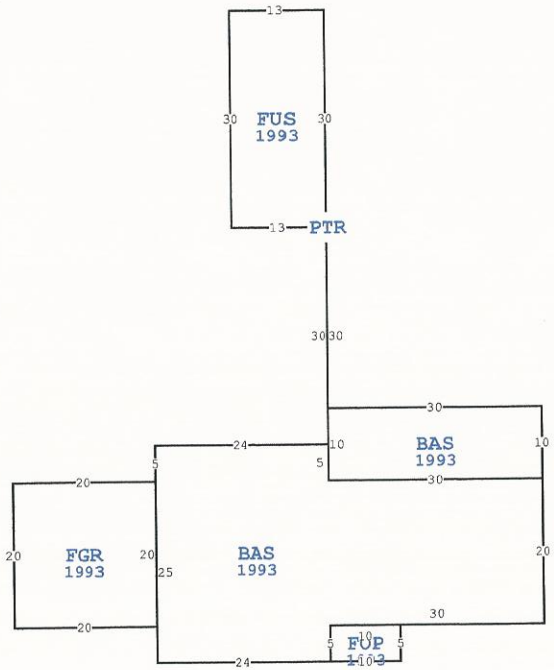
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	15,976
BAS	1,320	100	1,320	70,296
FGR	400	55	220	11,716
FOP	50	30	15	799
FUS	390	100	390	20,769
PTR	0	0	0	0
TOTALS	2,460		2,245	119,556

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	117.0477	81.93	183,933	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 1995

HX Base Yr 1995



261 SE JONATHAN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,556
TOTAL MARKET OB/XF VALUE		13,678
TOTAL LAND VALUE - MARKET		12,372
TOTAL MARKET VALUE		145,606
SOB/AGL Deduction		24,746
ASSESSED VALUE		120,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,860
TOTAL JUST VALUE		145,606
INCOME VALUE		
PREVIOUS YEAR VALUE		0

SALE:1:1: LOT 5 EASTWOOD UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2360	9/18/2020	QC	U	I	11	100
GRANTOR: CHING CHIN YU						
GRANTEE: LEE JEN YU						
0794/2161	8/25/1994	WD	Q	I		73,000
GRANTOR: NORMA MCKAIN						
GRANTEE: LEE JEN YU & CHING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S5 FGR=[YR=1993] W20 S20 E20N20$ S25 E24 FOP=[YR=1993] E10 N5 W10 S5$ N5 E30 N20 BAS=[YR=1993] N10 W30 S10 E30$ W30 N5 PTR=N30 FUS=[YR=1993] N30 W13 S30 E13$ S30$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	38.00	38.00	100	1988	1988	3	50	9,728	
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	

TOTAL OB/XF 13,678

LAND DESCRIPTION

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,372.40	12,372.40	12,372							

REVIEW DATE 04/21/2017 BY BC TOTAL LAND: 0.00 Market: 0 Agricultural: 0 Common:12372 PRINTED 03/11/2021