NW DIV: 35 FT OFF S SIDE OF
LOT OR BLOCK 20.

NGUYEN LYNN D
224 E COMMONWEALTH AVE, APT 107
FULLERTON, CA 92832

2026

00-00-00-11263-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

609 NW DIXIE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	2,907
TOTAL MARKET VALUE	9,907
SOH/AGL Deduction	892
ASSESSED VALUE	9,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,015
TOTAL JUST VALUE	9,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3	DEMOLISH	0	01/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1237/1340	5/24/2012	TD	U	I	18	8,800
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: LYNN D NGUYEN						
1141/2333	1/25/2008	QC	Q	I	03	100
GRANTOR: MARY POLLARD KELLY?						
GRANTEE: PATRICK EDWARD POLL						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		00	0.00	0.00	5,814.00	SF		1.00	1.00	1.00	0.50	0.50	2,907							

REVIEW DATE 08/22/2018 BY JS Total Acres: 0.13 Total Land Value: 2,907 Market: 0 Agricultural: 0 Common: 2,907 PRINTED 10/07/2025 BY SYS