

BEG AT NE COR OF NW1/4, S  
2586.07 FT TO SE COR OF NW1/4,  
W 1307.68 FT, N 827.23 FT, NE

HUYNH LARRY LONG/NGUYEN TERRY MAI  
1502 SW WILSON SPRINGS RD  
FORT WHITE, FL 32038

2025

05-7S-16-04138-003



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual Units	01	CONV	100		
			0 100		
Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	5716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	119,468
TOTALS	1,404			1,404	119,468

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,404	116.6000	103.77	145,693	2015	2015	0	0	18.00	82.00		
1 MANUF 1 - 0% - 0 Heated Area: 1404 HX Base Yr													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	119,468		
TOTAL MARKET OB/XF VALUE	860,686		
TOTAL LAND VALUE - MARKET	366,250		
TOTAL MARKET VALUE	1,025,394		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,025,394		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,025,394		
TOTAL JUST VALUE	1,346,404		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,371,221		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33522	M H	769	11/04/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2330	8/14/2015	WD Q	Q	I	01	170,000
GRANTOR: JENNY HUYNH						
GRANTEE: HARRY LONG HUYNH &						
1294/2604	5/18/2015	WD U	U	I	12	170,000
GRANTOR: REO FUNDING SOLUTIONS						
GRANTEE: JENNY HUYNH						

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	0070	CARPORT UF	0	0	25	28	700.00	UT	1.50	100	2016	2016	3	100	1,050	
2	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	100	2016	2016	3	78	69,277	
3	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	100	2016	2016	3	78	69,277	
4	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	100	2016	2016	3	78	69,277	
5	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	100	2016	2016	3	78	69,277	
6	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	100	2017	2017	3	81	71,941	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
8	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	100	2017	2017	3	81	71,941	
9	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	100	2017	2017	3	81	71,941	
10	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	100	2017	2017	3	81	71,941	

TOTAL OB/XF														572,922										
L N	USE CODE	CLS	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	0200	C	MBL HM	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	20,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.00	AC		1.00	1.00	1.00	275.00	275.00	7,150							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	449.00	449.00	17,960							
4	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	3.25	AC		1.00	1.00	1.00	40.00	40.00	130							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	69.25	AC		1.00	1.00	1.00	5,000.00	5,000.00	346,250							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S27 E52 N27\$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	20,000								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.00	AC		1.00	1.00	1.00	275.00	275.00	7,150								
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	449.00	449.00	17,960								
4	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	3.25	AC		1.00	1.00	1.00	40.00	40.00	130								
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	69.25	AC		1.00	1.00	1.00	5,000.00	5,000.00	346,250								

BEG AT NE COR OF NW1/4, S  
2586.07 FT TO SE COR OF NW1/4,  
W 1307.68 FT, N 827.23 FT, NE

HUYNH LARRY LONG/NGUYEN TERRY MAI  
1502 SW WILSON SPRINGS RD  
FORT WHITE, FL 32038

2025

05-7S-16-04138-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 119,468 <b>TOTAL MARKET OB/XF VALUE</b> 860,686 <b>TOTAL LAND VALUE - MARKET</b> 366,250 <b>TOTAL MARKET VALUE</b> 1,025,394 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 1,025,394 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 1,025,394 <b>TOTAL JUST VALUE</b> 1,346,404 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 1,371,221																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1299/2330</td> <td>8/14/2015</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>170,000</td> </tr> <tr> <td colspan="7">GRANTOR: JENNY HUYNH</td> </tr> <tr> <td colspan="7">GRANTEE: HARRY LONG HUYNH &amp;</td> </tr> <tr> <td>1294/2604</td> <td>5/18/2015</td> <td>WD U</td> <td>U</td> <td>I</td> <td>12</td> <td>170,000</td> </tr> <tr> <td colspan="7">GRANTOR: REO FUNDING SOLUTIONS</td> </tr> <tr> <td colspan="7">GRANTEE: JENNY HUYNH</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1299/2330	8/14/2015	WD Q	Q	I	01	170,000	GRANTOR: JENNY HUYNH							GRANTEE: HARRY LONG HUYNH &							1294/2604	5/18/2015	WD U	U	I	12	170,000	GRANTOR: REO FUNDING SOLUTIONS							GRANTEE: JENNY HUYNH						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																																																								
1299/2330	8/14/2015	WD Q	Q	I	01	170,000																																																																								
GRANTOR: JENNY HUYNH																																																																														
GRANTEE: HARRY LONG HUYNH &																																																																														
1294/2604	5/18/2015	WD U	U	I	12	170,000																																																																								
GRANTOR: REO FUNDING SOLUTIONS																																																																														
GRANTEE: JENNY HUYNH																																																																														
																				<b>BUILDING NOTES</b>   																																																										
																				<b>BUILDING DIMENSIONS</b>   																																																										
<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/10/2025 MLU																																																										
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																																																													
11	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	81	71,941																																																														
12	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	81	71,941																																																														
13	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	81	71,941																																																														
14	0075	CHICKEN HS	0	0	43	510	21,930.00	UT	4.05	4.05	100	2017	2017	3	81	71,941																																																														
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 287,764																																																													
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																																																						
<b>REVIEW DATE</b> 01/10/2018 <b>BY</b> JS Total Acres: 73.25 Total Land Value: 45,240 Market: 346,250 Agricultural: 25,240 Common: 20,000 <b>PRINTED 05/02/2025 BY SYS</b>																																																																														