

COMM SW COR OF SW1/4 OF NW1/4, E
US-41 FOR POB, N ALONG R/W 200 F
S 200 FT TO S LINE OF SEC, W 509

DAI PHUONG HOANG/HOANG HIEN THI MY
520 NW 84TH ST
GAINESVILLES, FL 32607

2026

15-7S-17-09996-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	101,741
FEP	192	80		154	9,601
FOP	168	30		50	3,117
UGR	728	45		328	20,448
UST	132	45		59	3,678
TOTALS	2,852			2,223	138,585

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	12	28	336.00	UT	1.50	1.50	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	200.00	509.00	1.34	AC	
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC	

REVIEW DATE 12/12/2017 BY BC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,223	85.6350	95.91	213,208	1971	1971	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 0											
Heated Area: 1632 HX Base Yr											

22213 S US HIGHWAY 441 , HIGH SPRINGS	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,904											

Total Acres: 2.34 Total Land Value: 32,760 Market: 0 Agricultural: 0 Common: 32,760

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 190,824											
TOTAL MARKET OB/XF VALUE 7,904											
TOTAL LAND VALUE - MARKET 32,760											
TOTAL MARKET VALUE 231,488											
SOH/AGL Deduction 8,434											
ASSESSED VALUE 223,054											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 223,054											
TOTAL JUST VALUE 231,488											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 231,488											
PRMT:2:1: 28X61 1993											
PERMIT NUM DESCRIPTION AMT ISSUED											
7371 GARAGE 19,000 07/14/1993											
7205 M H 60 05/26/1993											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q / V / RSN SALE											
1260/0859 8/22/2013 WD Q I 05 86,000											
GRANTOR: EDWARD FRANCIS JR AS											
GRANTEE: PHUONG HOANG DAI &											
1166/0298 1/15/2009 WD U I 11 100											
GRANTOR: BOBBY D ROSE (TERMINA											
GRANTEE: EDWARD FRANCIS JR T											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W9 FEP= N12 W16 S12 E16\$ W16 FOP= N6 W28 S6 E28 \$W28											
UGR= N6 W28 S26 E28 N20\$S20 E53 S18 E22 N26 W11 UST= N12 W11											
S12 E11\$ W11 N12\$.											

TOTAL OB/XF											
7,904											

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