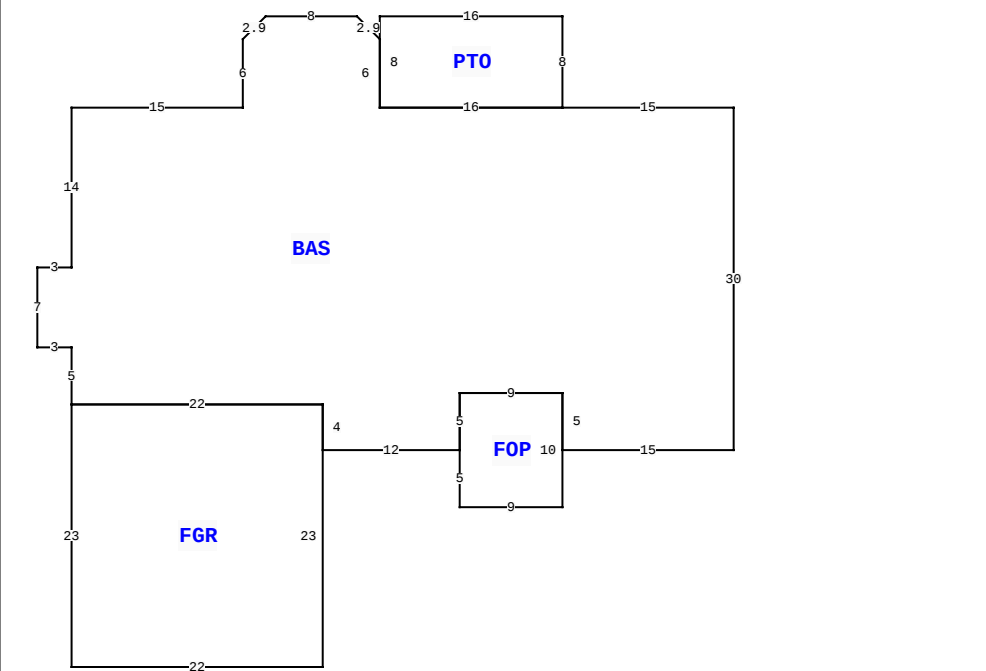


DUONG VY D
14342 MORNING GLORY RD
TUSTIN, CA 92780

24-4S-16-03113-154

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																											
Exterior Wall	32	HARDIE BRD 90								0100	01	2,031	116.5230	130.51	265,066	2005	2005	0	0	0	20.00	80.00	VALUATION BY STANDARD																										
Exterior Wall	19	COMMON BRK 10								1 SINGLE FAM 0% - 0										Heated Area: 1720 HX Base Yr										Tax Group: 2 Tax Dist:																			
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										212,053																			
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										3,150																			
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										35,000																			
Interior Floo	15	HARDTILE 70																		TOTAL MARKET VALUE										250,203																			
Interior Floo	14	CARPET 30																		SOH/AGL Deduction										0																			
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										250,203																			
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0																			
Bedrooms		3 100																		BASE TAXABLE VALUE										250,203																			
Bathrooms		2 100																		TOTAL JUST VALUE										250,203																			
Frame Stories	02	WOOD FRAME 100																		INCON VALUE										0																			
Architectual	05	CONV 100								INCOME VALUE																																							
Units		0 100								PREVIOUS YEAR MKT VALUE										252,853																													
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	24416.00	1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,720	100		1,720	179,582																																												
FGR	506	55		278	29,026																																												
FOP	90	30		27	2,819																																												
PTO	128	5		6	626																																												
TOTALS	2,444			2,031	212,053																																												
EXTRA FEATURES										257 SW MELBA GLN, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/03/2025 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																																	
1	0166	CONC, PAVMT	0	0	0	0		1,260.00	UT 2.50	2.50	100	2005	2005	3	100	3,150																																	
LAND DESCRIPTION										TOTAL OB/XF										3,150																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																																
REVIEW DATE 02/17/2025 BY KS Total Acres: 0.74 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS																																																	