LOT 4 BLOCK B COLLEGE MANOR S/D

803-2167, WD 1084-529, 1156-896,

CHIONG ROY/CHIONG ANNA
880 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

36-3S-17-07421-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

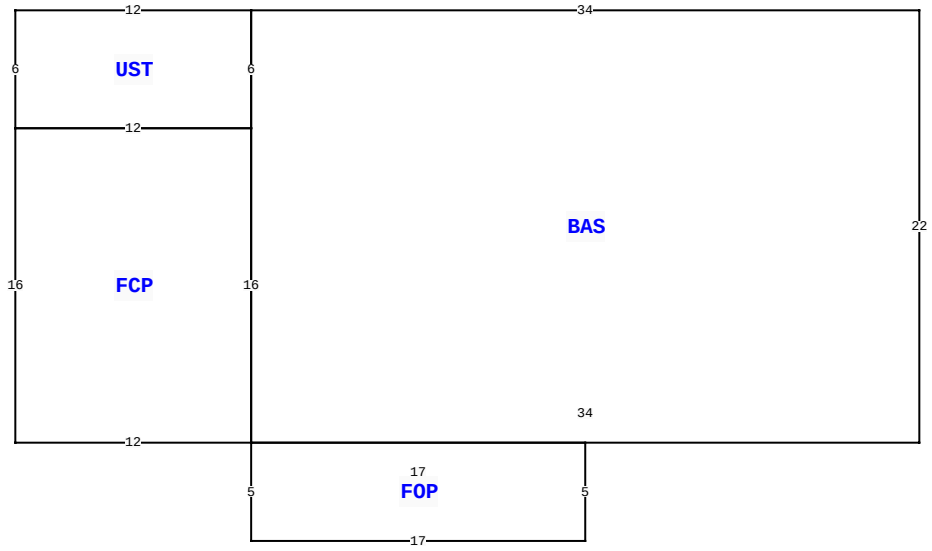
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100		748	66,828
FCP	192	25		48	4,289
FOP	85	30		26	2,323
UST	72	45		32	2,859
TOTALS	1,097			854	76,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	854	122.7200	137.45	117,382	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 748 HX Base Yr



208 NE BERRY PL, 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	76,298
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	5,500
TOTAL MARKET VALUE	81,898
SOH/AGL Deduction	0
ASSESSED VALUE	81,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,898
TOTAL JUST VALUE	81,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,898

SALE:1:1: LOT 4 BLOCK B COLLEGE MANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1175/0555	6/08/2009	WD	U	I	12	36,700
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: ROY & ANNA CHIONG J						
1156/0896	7/23/2008	CT	Q	I	03	100
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK NATIONAL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UST= W12 S6 E12 N6$S6 FCP= W12 S16 E12 N16$ S16 FOP= S5 E17 N5 W17$ E34 N22$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 12/19/2013 BY DF Total Acres: 0.17 Total Land Value: 5,500 Market: 0 Agricultural: 0 Common: 5,500 PRINTED 11/06/2025 BY SYS