LOT 11A BLOCK 10 FOREST HILLS S/ NGUYEN/TRAN FAMILY TRUST

847-1622, 878-2515, WD 1337-2105 , FL

2027

00-00-00-07762-212

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,561
TOTAL MARKET VALUE	21,561
SOH/AGL Deduction	4,169
ASSESSED VALUE	17,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,392
TOTAL JUST VALUE	21,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/676	6/02/2026	WD	Q	V	01	15,000

GRANTOR: BLOW RYDERWOOD, LLC

GRANTEE: NGUYEN/TRAN FAMILY

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	0.00	0.00	14,374.00	SF		1.00	1.00	1.00	1.50	1.50	21,561							

REVIEW DATE 10/27/2026 BY TP Total Acres: 0.33 Total Land Value: 21,561 Market: 0 Agricultural: 0 Common: 21,561 PRINTED 11/17/2026 BY SYS