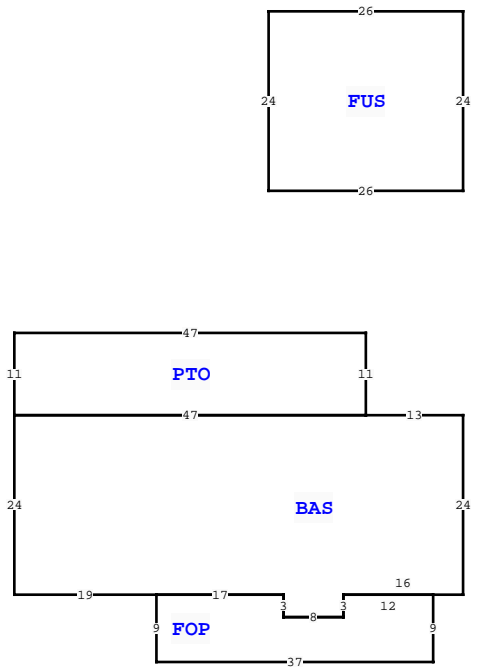


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 17               | MSNRY STUC    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 14               | PREFIN MT     | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 14               | CARPET        | 90   |
| Interior Floor           | 08               | SHT VINYL     | 10   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 100  |
| Frame                    | 01               | NONE          | 100  |
| Stories                  | 1.               | 1.            | 100  |
| Architectual Units       | 05               | CONV          | 100  |
| Condition Adj            | 01               | 01            | 100  |
| Kitchen Adjus            | 01               | 01            | 100  |
| Quality                  | 05               | 05            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 07   |
| NEIGHBORHOOD/LOC         | 810317.00        | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,464            | 100           |      |
| FOP                      | 309              | 30            |      |
| FUS                      | 624              | 100           |      |
| PTO                      | 517              | 5             |      |
| TOTALS                   | 2,914            |               |      |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |       |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100  | 01  | 2,207     | 90.6368     | 103.33         | 228,049        | 1968 | 1968 | 10   | 0    | 35.00 | 55.00  |  |  |
| 1 SINGLE FAM 0% - 2025 Heated Area: 2088 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 1        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 1              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 125,427  |
| TOTAL MARKET OB/XF VALUE  |           |             | 1,500    |
| TOTAL LAND VALUE - MARKET |           |             | 5,512    |
| TOTAL MARKET VALUE        |           |             | 132,439  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 132,439  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 132,439  |
| TOTAL JUST VALUE          |           |             | 132,439  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 130,230  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 00000239   | SFR         | 50  | 07/05/1994 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1514/2064         | 5/14/2024 | WD Q      | Q     | I     | 01     | 140,000    |

GRANTOR: HARMON WANG HOLDING L  
GRANTEE: PHOK HONGHUY  
1367/2475 8/20/2018 WD U I 12 51,000  
GRANTOR: US BANK NATIONAL ASSO  
GRANTEE: HARMON WANG HOLDING

**BUILDING DIMENSIONS**  
BAS= W13 PTO= N11 W47 S11 E47\$ W47 S24 E19 FOP= S9 E37 N9  
W12 S3 W8 N3 W17\$ E17 S3 E8N3 E16 N24\$ PTR= N30 FUS= N24 W26  
S24 E26\$ S30\$.

| 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              | 0166       | CONC,PAVMT  | 0       | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 1,500           |       |

| 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 | DPH 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-    | 105.00 | 105.00 | 11,025.00   | SF        |     | 1.00     | 1.00   | 1.00        | 0.50       | 0.50           | 5,512      |                             |      |         |      |     |    |        |