NE DIV BEG AT SW COR OF BLOCK 8
E 105 FT, S 105 FT, W 105 FT TO

PHOK HONGHUY
2200 SW 48 AVE
OCALA, FL 34474

2027

00-00-00-10849-000

BUILDING CHARACTERISTICS

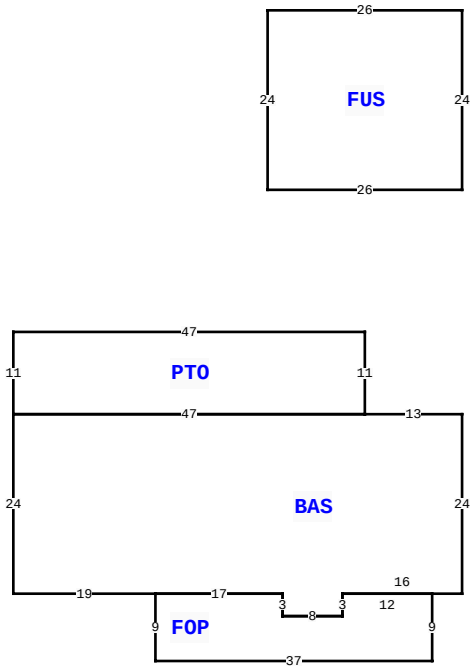
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100		1,464	80,279
FOP	309	30		93	5,100
FUS	624	100		624	34,217
PTO	517	5		26	1,426
TOTALS	2,914			2,207	121,021

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	99.70	220,038	1968	1968	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 2088 HX Base Yr



603 NE ABERDEEN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	121,021
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	5,512
TOTAL MARKET VALUE	128,033
SOH/AGL Deduction	0
ASSESSED VALUE	128,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,033
TOTAL JUST VALUE	128,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,230

SALE:2:1: PART BLOCK 8 NORTHEASTERN DIV

SALE:1:1: SEE PERMIT # 239

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	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 NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		*RSF-1	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	0.50	0.50	5,512							

REVIEW DATE 05/24/2024 BY TP Total Acres: 0.25 Total Land Value: 5,512 Market: 0 Agricultural: 0 Common: 5,512 PRINTED 11/18/2026 BY SYS