COMM SW COR OF SE1/4 OF NW1/4, N
POB, CONT N ALONG W 199.65 FT AL
PARKWAY, E 244.61 FT, S 103.76 F

NGAI WAN BING
,

2027

04-4S-16-02772-056

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	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	04/19/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,890
TOTAL MARKET VALUE	19,890
SOH/AGL Deduction	0
ASSESSED VALUE	19,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,890
TOTAL JUST VALUE	19,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,890

SALE:1:1: EXCHANGE OF PROPERTIES-SEE 02617-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26254	REMODEL	290	09/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/2470	5/14/2021	WD	Q	V	01	20,000
GRANTOR: SOANG KOAY W						
GRANTEE: NGAI WAN BING						
1409/1801	3/30/2020	PR	U	I	19	20,000
GRANTOR: DAVID H GOOLSBY JR &						
GRANTEE: KOAY W SOANG						

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	1000	C	VACANT COMME	0			0.00	0.00	1.17	AC		1.00	1.00	1.00	17,000.00	17,000.00	19,890							

REVIEW DATE 10/06/2023 BY JB Total Acres: 1.17 Total Land Value: 19,890 Market: 0 Agricultural: 0 Common: 19,890 PRINTED 11/17/2026 BY SYS