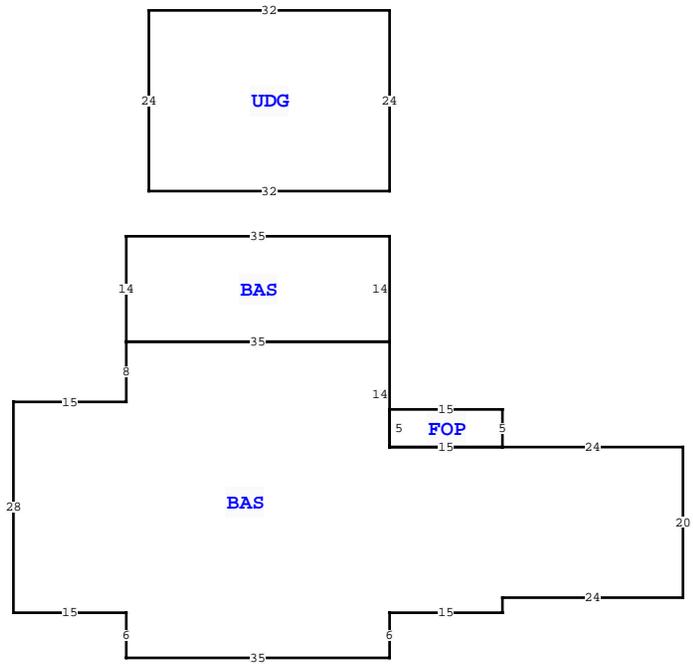


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100			
Roof Structur	04	WOOD TRUSS	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floo	14	CARPET	80			
Interior Floo	15	HARDTILE	20			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		3	100			
Bathrooms		2	100			
Frame	02	WOOD FRAME	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	02			
NEIGHBORHOOD/LOC	5716.0200	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	490	100		490	13,772	
BAS	2,700	100		2,700	75,887	
FOP	75	30		22	618	
UDG	768	55		422	11,861	
TOTALS	4,033			3,634	102,139	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,634	104.5660	117.11	425,578	1999	1999	0	50	0 26.00	24.00
1 SINGLE FAM 100% - 2020 Heated Area: 3190 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				102,139		
TOTAL MARKET OB/XF VALUE				1,663		
TOTAL LAND VALUE - MARKET				110,220		
TOTAL MARKET VALUE				214,022		
SOH/AGL Deduction				103,900		
ASSESSED VALUE				110,122		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				58,711		
TOTAL JUST VALUE				214,022		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				203,247		
BLDG:1:2: SINK HOLE ACTIVITY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000049443	Roof Replacement	23,800	03/18/2024			
27752	ADDN SFR	200	04/20/2009			
17979	GARAGE	75	02/26/2001			
15881	SFR	430	08/10/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/1724	2/28/2019	WD	U	I	37	85,000
GRANTOR: DZUNG & HELEN PHAN						
GRANTEE: HUYNH LARRY						
1325/1324	11/10/2016	WD	Q	I	01	100,000
GRANTOR: ERIC & CHRISTINA M LA						
GRANTEE: DZUNG & HELEN PHAN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W35 S8 W15 S28 E15 S6 E35 N6 E15 N2 E24 N20 W24 FOP= N5 W15 S5 E15\$ W15 N14 \$ BAS= N14 W35 S14 E35\$ PTR= N20 UDG= N24 W32 S24 E32\$ S20\$.						

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	100	6	32	192.00	UT	1.50	1.50	100	2001	2001	3	100	288	
2	0120	CLFENCE 4	0	100	0	0	390.00	UT	2.50	2.50	100	2001	2001	3	100	975	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

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	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							