COMM SW COR OF N1/2 OF SE1/4, RU FT TO E R/W SR-247 FOR POB, RUN R/W 634.47 FT, S 466.30 FT TO SE

TRAN HENRY HUU/PHAM CHRISTINE THAI
138 PRISCILLA DRIVE
PITTSBURGH, PA 15229

2027

10-4S-16-02863-000

BUILDING CHARACTERISTICS

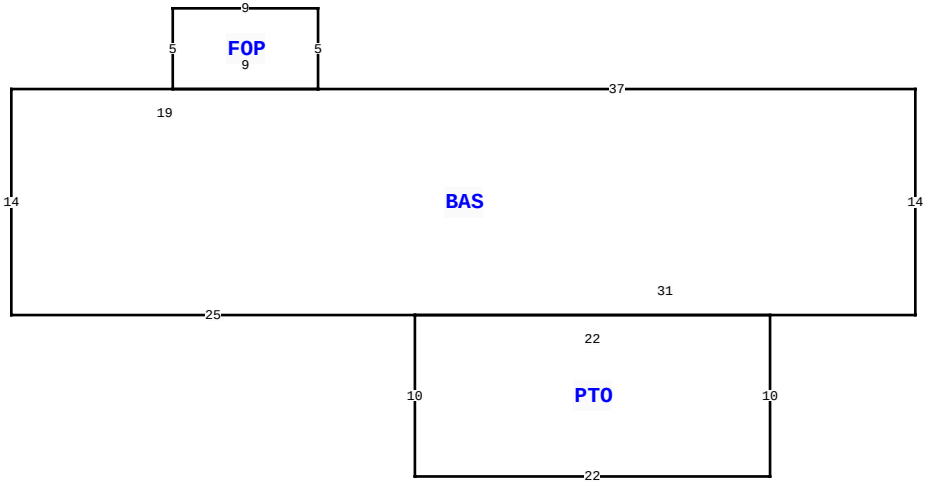
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,491
FOP	45	35		16	418
PTO	220	5		11	288
TOTALS	1,049			811	21,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	811	108.9000	65.34	52,991	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 784 HX Base Yr



2507 SW STATE ROAD 247 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,196
TOTAL MARKET OB/XF VALUE	15,550
TOTAL LAND VALUE - MARKET	19,040
TOTAL MARKET VALUE	55,786
SOH/AGL Deduction	0
ASSESSED VALUE	55,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,786
TOTAL JUST VALUE	55,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/669	11/19/2020	WD	Q	I	01	67,000
GRANTOR: GALLAWAY JEAN L						
GRANTEE: TRAN HENRY HUU						
1432/508	11/05/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: GALLAWAY JEAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FOP= N5 W9 S5 E9$ W19 S14 E25 PTO= S10 E22 N10 W22$ E31 N14$.

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	0070	CARPORT UF	0	0	22	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0011	BARN,BLK A	0	0	24	20	480.00	UT	6.00	6.00	100	1993	1993	3	100	2,880	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	0	24	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0251	LEAN TO W/	0	0	20	12	240.00	UT	3.00	3.00	50	1993	1993	3	50	360	
7	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	40	1993	1993	3	40	288	
8	0252	LEAN-TO W/	0	0	12	16	192.00	UT	2.00	2.00	50	1993	1993	3	50	192	
9	0258	PATIO	0	0	12	14	168.00	UT	2.50	2.50	50	1993	1993	3	50	210	
10	0296	SHED METAL	0	0	1	20	200.00	UT	5.00	5.00	50	1993	1993	3	50	500	

TOTAL OB/XF 15,230

LAND DESCRIPTION

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	0200	C	MBL HM	0		00	0.00	0.00	2.38	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,040							

REVIEW DATE 01/25/2024 BY JB Total Acres: 2.38 Total Land Value: 19,040 Market: 0 Agricultural: 0 Common: 19,040 PRINTED 11/16/2026 BY SYS

COMM SW COR OF N1/2 OF SE1/4, RU
FT TO E R/W SR-247 FOR POB, RUN
R/W 634.47 FT, S 466.30 FT TO SE

TRAN HENRY HUU/PHAM CHRISTINE THAI
138 PRISCILLA DRIVE
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2027

10-4S-16-02863-000

BUILDING CHARACTERISTICS

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DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

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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
11	0252	LEAN-TO W/	0	0	16	20	320.00	UT	2.00	2.00	50	1993	1993	3	50	320	

TOTAL OB/XF 320

LAND DESCRIPTION

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

REVIEW DATE 01/25/2024 BY JB Total Acres: 2.38 Total Land Value: 19,040 Market: 0 Agricultural: 0 Common: 19,040 PRINTED 11/16/2026 BY SYS