

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

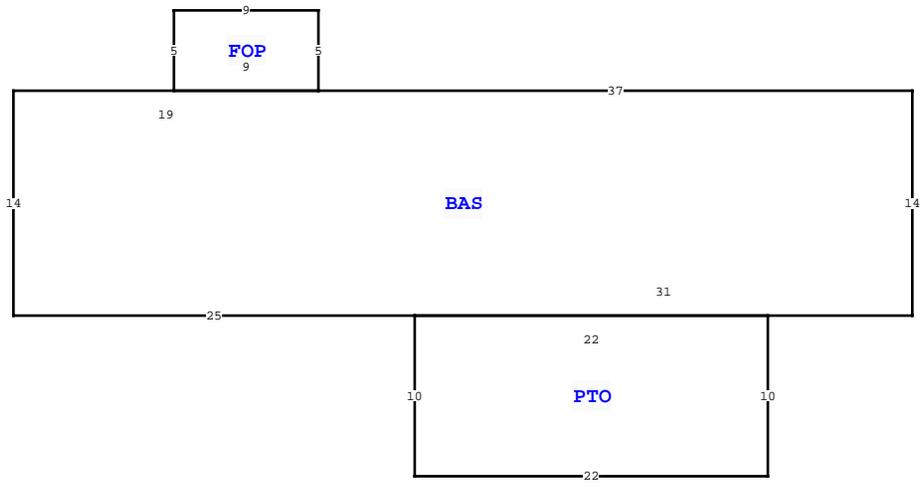
TRAN HENRY HUU/PHAM CHRISTINE THAI
 138 PRISCILLA DRIVE
 PITTSBURGH, PA 15229

2026

10-4S-16-02863-000


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 100 | |
| Roof Structur | 01 | FLAT 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 04 | PLYWOOD 100 | |
| Interior Floor | 14 | CARPET 90 | |
| Interior Floor | 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 | |
| Architctual | 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 |
| BAS | 784 | 100 | |
| FOP | 45 | 35 | |
| PTO | 220 | 5 | |
| TOTALS | 1,049 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|------------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MOBILE HME | 0% | - 2021 | | | | | | | | |
| | | | | Heated Area: 784 | | | | | | | |
| | | | | | HX Base Yr | | | | | | |



| EXTRA FEATURES | | 2507 SW STATE ROAD 247 , LAKE CITY | |
|----------------|------------|------------------------------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0070 | CARPORT UF | 0 0 22 24 |
| 2 | 0011 | BARN, BLK A | 0 0 24 20 |
| 3 | 9947 | Septic | 0 0 0 0 |
| 4 | 0070 | CARPORT UF | 0 0 24 20 |
| 5 | 9945 | Well/Sept | 0 0 0 0 |
| 6 | 0251 | LEAN TO W/ | 0 0 20 12 |
| 7 | 0294 | SHED WOOD/ | 0 0 8 12 |
| 8 | 0252 | LEAN-TO W/ | 0 0 12 16 |
| 9 | 0258 | PATIO | 0 0 12 14 |
| 10 | 0296 | SHED METAL | 0 0 1 20 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|------------|-------------|-----------|--------|----|----------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0070 | CARPORT UF | 0 0 22 24 | 1.00 | UT | 0.00 | | | 0.00 | 100 | 1993 |
| 2 | 0011 | BARN, BLK A | 0 0 24 20 | 480.00 | UT | 6.00 | | | 6.00 | 100 | 1993 |
| 3 | 9947 | Septic | 0 0 0 0 | 1.00 | UT | 3,000.00 | | | 3,000.00 | 100 | |
| 4 | 0070 | CARPORT UF | 0 0 24 20 | 1.00 | UT | 0.00 | | | 0.00 | 100 | 1993 |
| 5 | 9945 | Well/Sept | 0 0 0 0 | 1.00 | UT | 7,000.00 | | | 7,000.00 | 100 | |
| 6 | 0251 | LEAN TO W/ | 0 0 20 12 | 240.00 | UT | 3.00 | | | 3.00 | 50 | 1993 |
| 7 | 0294 | SHED WOOD/ | 0 0 8 12 | 96.00 | UT | 7.50 | | | 7.50 | 40 | 1993 |
| 8 | 0252 | LEAN-TO W/ | 0 0 12 16 | 192.00 | UT | 2.00 | | | 2.00 | 50 | 1993 |
| 9 | 0258 | PATIO | 0 0 12 14 | 168.00 | UT | 2.50 | | | 2.50 | 50 | 1993 |
| 10 | 0296 | SHED METAL | 0 0 1 20 | 200.00 | UT | 5.00 | | | 5.00 | 50 | 1993 |
| TOTALS | | | | | | | | | | | |

| LAND DESCRIPTION | | TOTAL OB/XF | |
|------------------|----------|----------------------|-----|
| L N | USE CODE | LAND USE DESCRIPTION | CAP |
| 1 | 0200 | MBL HM | 0 |

| 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 | 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 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 22,257 | |
| TOTAL MARKET OB/XF VALUE | | 15,550 | |
| TOTAL LAND VALUE - MARKET | | 19,040 | |
| TOTAL MARKET VALUE | | 56,847 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 56,847 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 56,847 | |
| TOTAL JUST VALUE | | 56,847 | |
| 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\$. | |

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

2026

10-4S-16-02863-000


| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---------------------------------|------------|--------------|---------|-------|--------|--------------------|-------|----------------|-------------|----------------|----------------|-----|--------|-----------------|-------|---|---|-------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 22,257 TOTAL MARKET OB/XF VALUE 15,550 TOTAL LAND VALUE - MARKET 19,040 TOTAL MARKET VALUE 56,847 SOH/AGL Deduction 0 ASSESSED VALUE 56,847 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,847 TOTAL JUST VALUE 56,847 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,786 | | | | | | | | | | |
| DOR CODE 0200 MOBILE HOME | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| MAP NUM MKT AREA 06 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 10416.00 1.00/ | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1426/669 11/19/2020 WD Q I 01 67,000 GRANTOR: GALLAWAY JEAN L 1432/508 11/05/2020 PB U I 18 0 GRANTOR: CLERK OF COURT GRANTEE: GALLAWAY JEAN L | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | |
| 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 | | | | | | | | | | | | |
| 11 | 0252 | LEAN-TO W/ | 0 0 | 16 20 | 320.00 | UT | 2.00 | 2.00 | 50 | 1993 | 1993 | 3 | 50 | 320 | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 320 | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |