

AKA LOT 5, BLOCK 9, WILSON SPRIN  
 PHASE 4 UNR: COMM AT NE COR OF S  
 1, W 33.01 FT TO W R/W OF WILSON

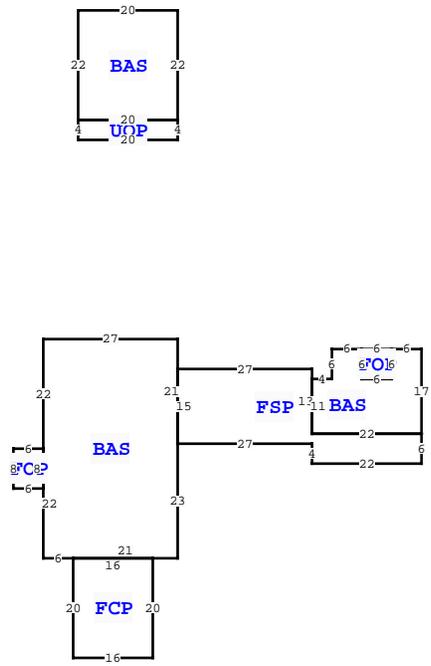
TRAN BRIAN HOANG/JOHNSTON ANDREW  
 170 SW LIZARD DR  
 FORT WHITE, FL 32038

**2026**

12-7S-15-01439-735

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 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
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	6716.0400 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	314	100
BAS	440	100
BAS	1,188	100
FCP	320	25
FOP	36	35
FOP	48	35
FSP	537	40
UOP	80	25
TOTALS	2,963	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0202	02	2,287	119.9000	116.30	265,978	2010	2015	0	0	21.00	79.00	
1 MANUF 2 0% - 2024 Heated Area: 1942 HX Base Yr												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	210,123	
TOTAL MARKET OB/XF VALUE	10,740	
TOTAL LAND VALUE - MARKET	40,000	
TOTAL MARKET VALUE	260,863	
SOH/AGL Deduction	0	
ASSESSED VALUE	260,863	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	260,863	
TOTAL JUST VALUE	260,863	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	260,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042353	Roof Replacement	18,500	07/19/2021
28603	M H	425	05/26/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1085	4/27/2023	WD	Q	I	01	315,000

GRANTOR: COLSON RICHARD R  
 GRANTEE: TRAN BRIAN HOANG  
 1441/2133 7/06/2021 TR U I 30 100  
 GRANTOR: COLSON RICHARD R & EL  
 GRANTEE: COLSON RICHARD R

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0060	CARPORT F	0	0	12	120.00	UT	3.50	3.50	100	0	0	3	100	420	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	0	0	3	100	7,000	
4	0296	SHED METAL	0	0	15	180.00	UT	9.00	9.00	100	0	0	3	100	1,620	
5	0040	BARN, POLE	0	0	8	40.00	UT	2.50	2.50	100	0	0	3	100	100	
6	0294	SHED WOOD/	0	0	10	80.00	UT	10.00	10.00	100	0	0	3	100	800	

BUILDING NOTES		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE	05/08/2026	MLU
LAND DATE		
AG DATE		

BUILDING DIMENSIONS		
BAS= W27 S22 FOP= W6 S8 E6 N8\$ S22 E6 FCP= S20 E16 N20 W16\$ E21 N23 FSP= E27 S4 E22 N6 BAS= N17 W6 FOP= W6 S6 E6 N6\$ S6 W6 N6 W6 S6 W4 S11 E22\$ W22 N13 W27 S15\$ N21\$ PTR= N40 UOP= N4 BAS= N22 W20 S22 E20\$ W20 S4 E20\$ S40\$.		

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	0260	C	MH-RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000								