COMM SW COR OF SW1/4 OF NW1/4, E
US-41 FOR POB, N ALONG R/W 200 F
S 200 FT TO S LINE OF SEC, W 509

DAI PHUONG HOANG/HOANG HIEN THI MY
520 NW 84TH ST
GAINESVILLES, FL 32607

2027

15-7S-17-09996-001

BUILDING CHARACTERISTICS

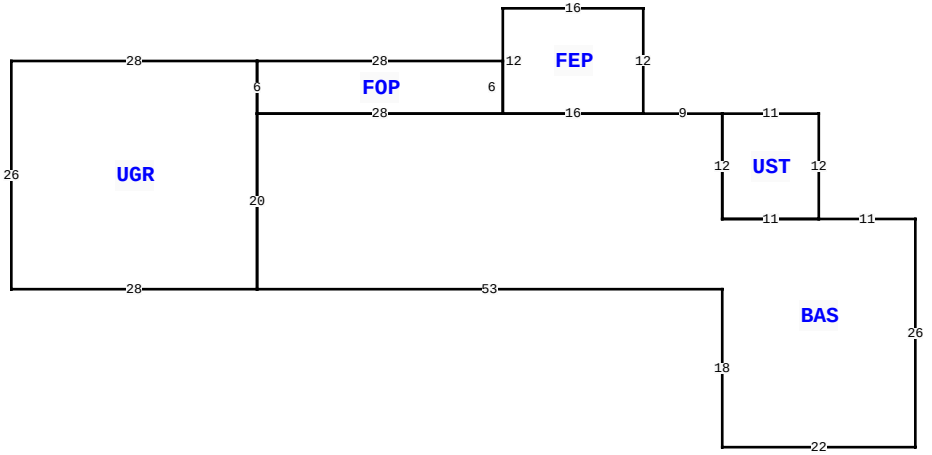
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		15717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	99,927
FEP	192	80		154	9,430
FOP	168	30		50	3,062
UGR	728	45		328	20,084
UST	132	45		59	3,613
TOTALS	2,852			2,223	136,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,223	85.6350	94.20	209,407	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1632 HX Base Yr



22213 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	12	28	336.00	UT	1.50	1.50	100	0	0	3	100	504	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,354
TOTAL MARKET OB/XF VALUE	7,904
TOTAL LAND VALUE - MARKET	37,440
TOTAL MARKET VALUE	233,698
SOH/AGL Deduction	0
ASSESSED VALUE	233,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,698
TOTAL JUST VALUE	233,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,168

PRMT:2:1: 28X61 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7371	GARAGE	19,000	07/14/1993
7205	M H	60	05/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0859	8/22/2013	WD	Q	I	05	86,000
GRANTOR: EDWARD FRANCIS JR AS						
GRANTEE: PHUONG HOANG DAI &						
1166/0298	1/15/2009	WD	U	I	11	100
GRANTOR: BOBBY D ROSE (TERMINA						
GRANTEE: EDWARD FRANCIS JR T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FEP= N12 W16 S12 E16$ W16 FOP= N6 W28 S6 E28 $W28
UGR= N6 W28 S26 E28 N20$S20 E53 S18 E22 N26 W11 UST= N12 W11
S12 E11$ W11 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,904

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	0100	C	SFR	0		A-1	200.00	509.00	1.34	AC		1.00	1.00	1.00	16,000.00	16,000.00	21,440							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 12/12/2017 BY BC Total Acres: 2.34 Total Land Value: 37,440 Market: 0 Agricultural: 0 Common: 37,440 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SW1/4 OF NW1/4, E
US-41 FOR POB, N ALONG R/W 200 F
S 200 FT TO S LINE OF SEC, W 509

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520 NW 84TH ST
GAINESVILLES, FL 32607

2027

15-7S-17-09996-001

BUILDING CHARACTERISTICS

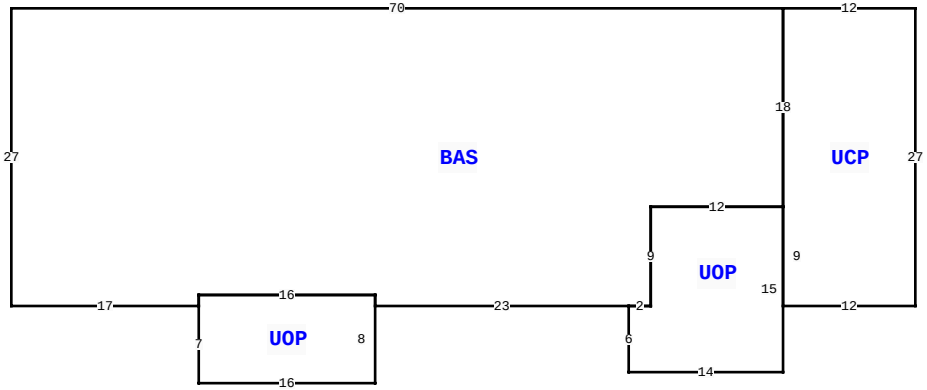
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100		1,766	48,275
UCP	324	20		65	1,777
UOP	128	25		32	875
UOP	192	25		48	1,312
TOTALS	2,410			1,911	52,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,911	113.9000	68.34	130,598	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1766 HX Base Yr



22213 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
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INCOME VALUE	
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GRANTEE: PHUONG HOANG DAI &						
1166/0298	1/15/2009	WD	U	I	11	100
GRANTOR: BOBBY D ROSE (TERMINA						
GRANTEE: EDWARD FRANCIS JR T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E17 UOP= S7 E16 N8 W16 S1$ N1 E16 S1 E23 UOP= S6 E14 N15 W12 S9 W2$ E2 N9 E12 UCP= S9 E12 N27 W12 S18$ N18$.

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

REVIEW DATE 12/12/2017 BY BC Total Acres: 2.34 Total Land Value: 37,440 Market: 0 Agricultural: 0 Common: 37,440 PRINTED 11/17/2026 BY SYS