

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

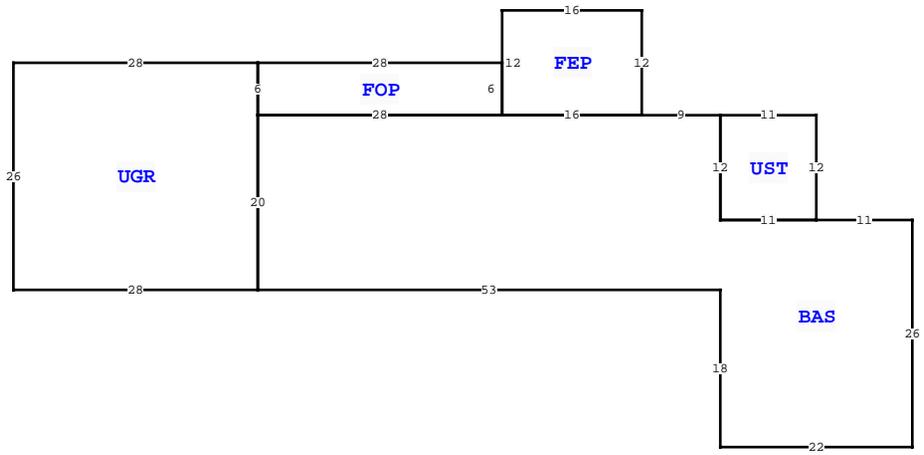
DAI PHUONG HOANG/HOANG HIEN THI MY
520 NW 84TH ST
GAINESVILLES, FL 32607

2026

15-7S-17-09996-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	1.100	
Architectual Units	05	CONV	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
BAS	1,632	100	
FEP	192	80	
FOP	168	30	
UGR	728	45	
UST	132	45	
TOTALS	2,852		

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	95.91	213,208	1971	1971	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1632 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			190,824
TOTAL MARKET OB/XF VALUE			7,904
TOTAL LAND VALUE - MARKET			32,760
TOTAL MARKET VALUE			231,488
SOH/AGL Deduction			8,434
ASSESSED VALUE			223,054
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			223,054
TOTAL JUST VALUE			231,488
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,488
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						

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	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

22213 S US HIGHWAY 441 , HIGH SPRINGS

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
AG DATE			
04/07/2025 MLU			

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										
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	0		A-1	200.00	509.00	1.34	AC		1.00	1.00	1.00	14,000.00	14,000.00	18,760							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

