

COMM SE COR NE1/4 OF NE1/4, W 72
232.93 FT TO POB, N 57.56 FT, N
691.62 FT, S 154.20 FT, W 447.54

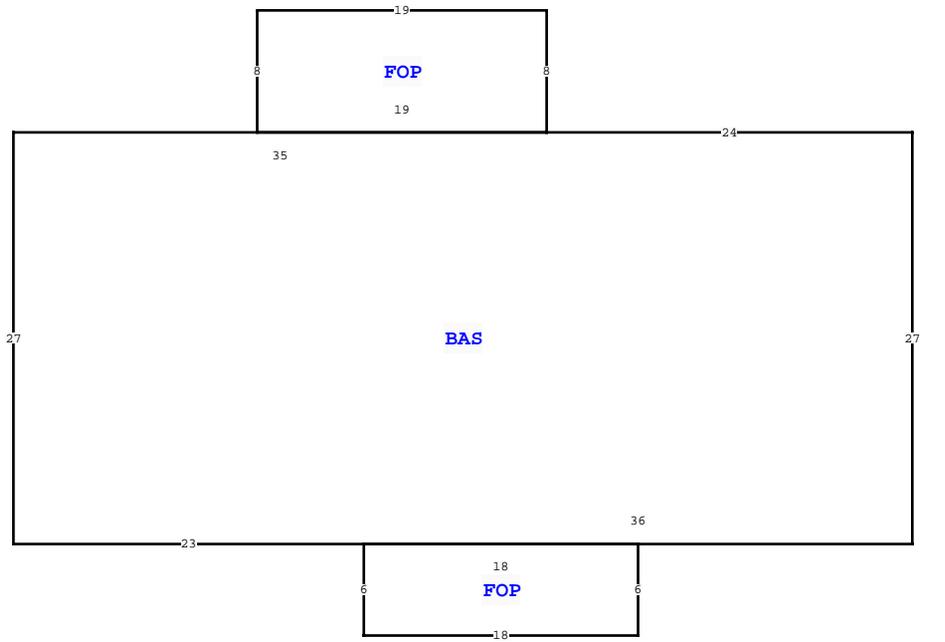
DUONG PISEY SOM/DUONG KATHERINE ELIZABETH
570 NW BERT AVE
LAKE CITY, FL 32055

2026

20-3S-16-02192-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,593	100	
FOP	108	30	
FOP	152	30	
TOTALS	1,853		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2022								
Heated Area: 1593						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,247
TOTAL MARKET OB/XF VALUE			16,500
TOTAL LAND VALUE - MARKET			44,480
TOTAL MARKET VALUE			226,227
SOH/AGL Deduction			38,008
ASSESSED VALUE			188,219
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			136,808
TOTAL JUST VALUE			226,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042645	Electrical Servic	0	08/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/2385	1/16/2021	WD Q	Q	I	01	174,000

GRANTOR: CHAIN OF PONDS OLIVE
GRANTEE: DUONG PISEY SOM

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W24 FOP= N8 W19 S8 E19\$ W35 S27 E23 FOP= S6 E18 N6 W18\$ E36 N27\$.	

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	0060	CARPORT F	0	100	26	28	1.00	UT	1,500.00	100	2021	2020		100	1,500	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	500.00	100	2021	2020		100	500	
3	0294	SHED WOOD/	0	100	12	14	1.00	UT	500.00	100	2021	2020		100	500	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	
5	0030	BARN, MT	0	100	0	0	1.00	UT	10,000.00	100	2023	2022		100	10,000	

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	100		A-1	0.00	0.00	2.78	AC		1.00	1.00	1.00	16,000.00	16,000.00	44,480							