

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	01 MINIMUM 100				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 10				
Air Condition	01 NONE 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Units	0 100				
Quality	03 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	20317.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100		1,468	70,945
UOP	77	20		15	725
UOP	132	20		26	1,256
TOTALS	1,677			1,509	72,926

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	2023	74.35	112,194	1945	1945	0	0	35.00	65.00	

Heated Area: 1468 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			72,926
TOTAL MARKET OB/XF VALUE			1,777
TOTAL LAND VALUE - MARKET			4,826
TOTAL MARKET VALUE			79,529
SOH/AGL Deduction			0
ASSESSED VALUE			79,529
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			79,529
TOTAL JUST VALUE			79,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1970	1/03/2024	QC	U	I	11	100
GRANTOR: NGUYEN SANDY PHUONG						
GRANTEE: NGUYEN SANDY PHUONG						
1489/730	6/26/2023	WD	U	I	11	100
GRANTOR: NE HOWARD STREET LAND						
GRANTEE: TROUNG DUNG 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
3	0166	CONC, PAVMT	0	0	12	24	288.00	UT	1.40	1.40	100	2019	2019	3	100	403	
4	0210	GARAGE U	0	0	30	30	900.00	UT	4.30	4.30	20	2019	2019	3	20	774	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF													1,777
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W31 S39 E32 UOP= E11 N7 W11 S7\$ N7 E11 N21 UOP= N11 W12 S11 E12\$ W12 N11\$.												

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		00	0.00	0.00	12,066.00	SF		1.00	1.00	0.80	0.50	0.40	4,826								