LOT 24 BLOCK C WISE ESTATE S/D
WD 1016-2641, WD 1060-1460.

DUONG VY D
14342 MORNING GLORY RD
TUSTIN, CA 92780

2027

24-4S-16-03113-154

BUILDING CHARACTERISTICS

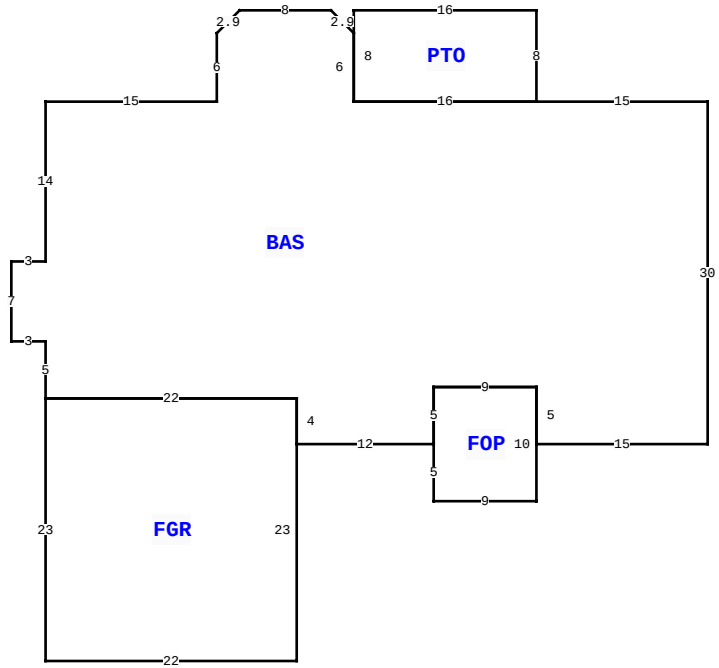
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100		1,720	176,376
FGR	506	55		278	28,507
FOP	90	30		27	2,769
PTO	128	5		6	615
TOTALS	2,444			2,031	208,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	116.5230	128.18	260,334	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 1720 HX Base Yr



257 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,267
TOTAL MARKET OB/XF VALUE	3,150
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	246,417
SOH/AGL Deduction	0
ASSESSED VALUE	246,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,417
TOTAL JUST VALUE	246,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22839	SFR	527	02/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/1460	9/29/2005	WD	Q	I		184,000
GRANTOR: KINGDOM PROPERTIES						
GRANTEE: VY D DUONG						
1016/2641	5/14/2004	WD	Q	V		24,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: KINGDOM PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N8 W16 S8 E16$ W16 N6 L2 U2 W8 D2 L2 S6 W15 S14 W3 S7 E3 S5 FGR= S23 E22 N23 W22$ E22 S4 E12 FOP= S5 E9 N10 W9 S5 $ N5 E9 S5 E15 N30$.

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	0	0	1,260.00	UT	2.50	2.50	100	2005	2005	3	100	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY KS Total Acres: 0.74 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS