

COMM NE COR OF NE1/4 OF NW1/4,
 RUN S 1182.59 FT TO N R/W
 SR-242, W 614.32 FT, N 210 FT

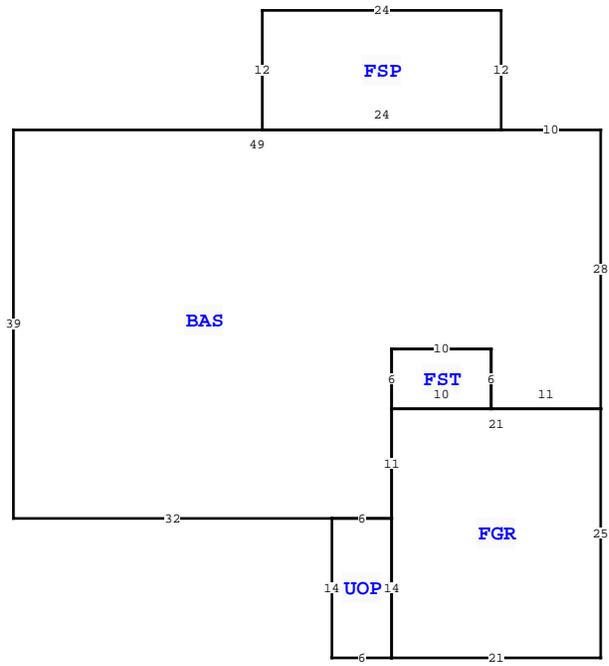
NGUYEN KELLY HONG/NGUYEN TAI
 166 SW THURMAN TER
 LAKE CITY, FL 32024

2026

25-4S-16-03153-019


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	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	06
NEIGHBORHOOD/LOC	25416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,010	100	
FGR	525	55	
FSP	288	40	
FST	60	55	
UOP	84	20	
TOTALS	2,967		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,464	123.1296	140.37	345,872	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 2010 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		224,817	
TOTAL MARKET OB/XF VALUE		6,500	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		253,817	
SOH/AGL Deduction		80,857	
ASSESSED VALUE		172,960	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		121,549	
TOTAL JUST VALUE		253,817	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,876	
LAND:1:1: 0.75 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/0113	10/04/2019	WD	Q	I	01	175,000
GRANTOR: LINDA D HARRIS						
GRANTEE: KELLY HONG & TAI NG						
1322/0582	9/19/2016	WD	Q	I	01	137,500
GRANTOR: RICHARD E & BENNIE B						
GRANTEE: LINDA D HARRIS						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0180	FPLC 1STRY	0	100 0 0	1.00	UT
2	0166	CONC, PAVMT	0	100 0 0	1.00	UT
3	0130	CLFENCE	5	0 100 30 4	1.00	UT

TOTAL OB/XF											
6,500											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0180	FPLC 1STRY	0	100 0 0	1.00	UT	2,000.00	2,000.00	100	1979	1979
2	0166	CONC, PAVMT	0	100 0 0	1.00	UT	0.00	0.00	100	1979	1979
3	0130	CLFENCE	5	0 100 30 4	1.00	UT	0.00	0.00	100	2006	2006

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/21/2023
LAND DATE	MLU
AG DATE	

BUILDING DIMENSIONS	
BAS= W10 FSP= N12 W24 S12 E24\$W49 S39 E32 UOP= S14 E6 N14	
W6\$ E6 FGR= S14 E21 N25 W21 S 11\$ N11 FST= E10 N6 W10 S6\$ N6	
E10 S6 E11 N28\$.	

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	DPHT 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		RSF	1193.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							