COMM SE COR OF NW1/4 OF NE1/4, R
FT TO W R/W US-41 FOR POB, CONT
N 403.10 FT, E 324.75 FT TO W R/

LOAN T & ANNA P FOUNDATION TRUST DATED JANUARY 27,
2206 THOMASVILLE RD
TALLAHASSEE, FL 32308

2026

27-5S-17-09407-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	53,100
SOH/AGL Deduction	2,461
ASSESSED VALUE	50,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,639
TOTAL JUST VALUE	53,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,100

LAND:1:2: GOOD COMM LOCATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/1161	1/03/2023	QC	U	I	11	100
GRANTOR: NGUYEN LOAN T						
GRANTEE: LOAN T & ANNA P FOU						
1448/2715	9/23/2021	QC	U	I	11	100
GRANTOR: NGUYEN LOAN T						
GRANTEE: LOAN T & ANNA P FOU						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0700	C	MISC RES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.25	14,000.00	17,500.00	52,500							

REVIEW DATE 08/22/2017 BY DF Total Acres: 3.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 05/12/2026 BY SYS