LOTS 3 & 4 BLOCK 2 MORNINGSIDE H
426-158, PB 1268-2407, DC 1310-2

NGUYEN HAI T/NGUYEN THI NO
166 NW WYOMING WAY
LAKE CITY, FL 32055

2027

33-3S-17-06387-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

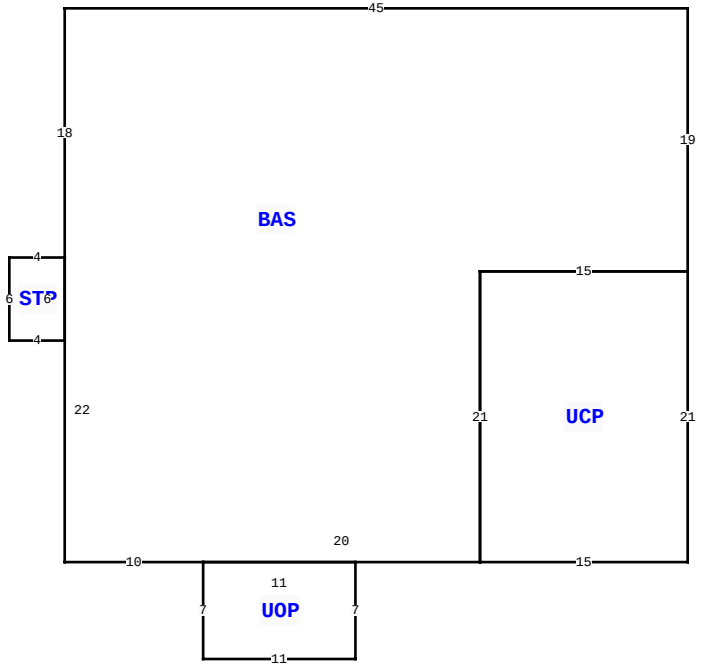
NEIGHBORHOOD/LOC 33317.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	23,868
STP	24	10		2	32
UCP	315	20		63	1,013
UOP	77	20		15	241
TOTALS	1,901			1,565	25,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,565	58.4496	64.29	100,614	1957	1957	10	0	30	35.00	25.00

1 SINGLE FAM 0% - 2022 Heated Area: 1485 HX Base Yr



1331 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0297	SHED CONCR	0	0	0	0	672.00	UT	8.00	8.00	30	1993	1993	3	30	1,613	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	25,154
TOTAL MARKET OB/XF VALUE	2,113
TOTAL LAND VALUE - MARKET	30,340
TOTAL MARKET VALUE	57,607
SOH/AGL Deduction	0
ASSESSED VALUE	57,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,607
TOTAL JUST VALUE	57,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1176	1/29/2021	WD	Q	I	01	56,500
GRANTOR: KING GLENDA AMMONS						
GRANTEE: NGUYEN HAI T						
1312/0593	9/02/2015	QC	U	I	30	100
GRANTOR: JAMES BERRY AMMONS JR						
GRANTEE: GLENDA A KING & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S18 STP= W4 S6 E4 N6$ S22 E10 UOP= S7 E11 N7 W11$
E20 UCP= E15 N21 W15 S21$ N21 E15 N19$.

LAND DESCRIPTION

TOTAL OB/XF 2,113

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		CI	110.00	110.00	12,136.00	SF		1.00	1.00	1.00	2.50	2.50	30,340							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.28 Total Land Value: 30,340 Market: 0 Agricultural: 0 Common: 30,340 PRINTED 11/17/2026 BY SYS