LOTS 5 & 6 BLOCK 1 ODOM HEIGHTS
471-593, WD 1048-1925, WD 1433-6

WANG FAMILY TRUST DATED JULY 18, 2005
1032 S 4TH AVE
ARCADIA, CA 91006

2026

33-3S-17-06801-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

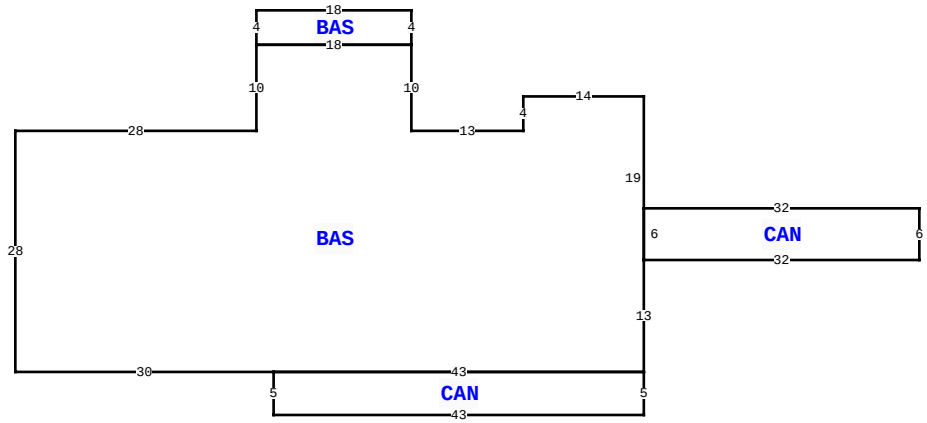
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	4,769
BAS	2,280	100		2,280	151,027
CAN	192	30		58	3,842
CAN	215	30		64	4,239
TOTALS	2,759			2,474	163,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	2,474	98.5740	69.00	170,706	1975	2020	0	0	0	4.00	96.00

1 DAY CARE 0% - 2025 Heated Area: 2352 HX Base Yr



1290 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	343,092
TOTAL MARKET OB/XF VALUE	8,835
TOTAL LAND VALUE - MARKET	35,730
TOTAL MARKET VALUE	387,657
SOH/AGL Deduction	0
ASSESSED VALUE	387,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,657
TOTAL JUST VALUE	387,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30044	REMODEL	100	04/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/135	5/21/2024	WD	Q	I	05	1,739,700
GRANTOR: FAB ACQUISITIONS, INC						
GRANTEE: WANG FAMILY TRUST D						
1476/1864	9/30/2022	WD	Q	I	05	356,700
GRANTOR: GHANCHI ISMAILBHAIH						
GRANTEE: FAB ACQUISITIONS, I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S4 W13 N10 BAS= N4 W18 S4 E18$ W18 S10 W28 S28 E30
CAN= S5 E43 N5 W43$ E43 N13 CAN= E32 N6 W32 S6$ N19$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	859	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,050	
4	0260	PAVEMENT-A	0	0	0	0	5,807.00	UT	0.90	0.90	100	0	0	3	100	5,226	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,835

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	7200	C	SCHOOL PRI	0		RSF-	188.00	135.00	26,467.00	SF		1.00	1.00	1.00	1.35	1.35	35,730							

REVIEW DATE 05/28/2024 BY ME Total Acres: 0.61 Total Land Value: 35,730 Market: 0 Agricultural: 0 Common: 35,730 PRINTED 05/08/2026 BY SYS

LOTS 5 & 6 BLOCK 1 ODOM HEIGHTS
471-593, WD 1048-1925, WD 1433-6

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2026

33-3S-17-06801-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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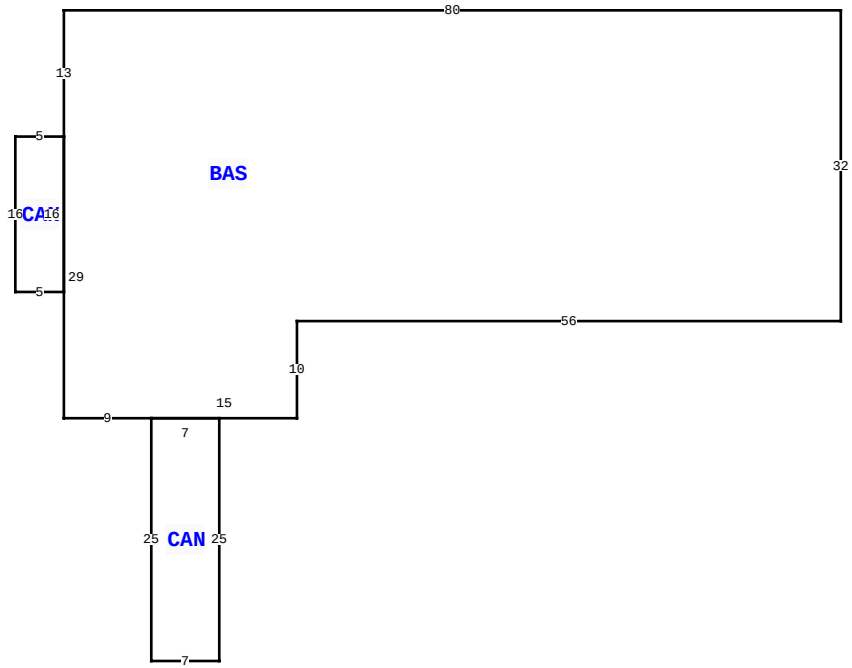
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100		2,800	174,478
CAN	80	30		24	1,496
CAN	175	30		52	3,240
TOTALS	3,055			2,876	179,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	2,876	92.7264	64.91	186,681	1994	2020	0	0	0	4.00	96.00

3 DAY CARE 0% - 2025 Heated Area: 2800 HX Base Yr



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1476/1864	9/30/2022	WD	Q	I	05	356,700
GRANTOR: GHANCHI ISMAILBHAIH						
GRANTEE: FAB ACQUISITIONS, I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S13 CAN= W5 S16 E5 N16$ S29 E9 CAN= S25 E7 N25 W7$ E15 N10 E56 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2024 BY ME Total Acres: 0.61 Total Land Value: 35,730 Market: 0 Agricultural: 0 Common: 35,730 PRINTED 05/08/2026 BY SYS