

LOT 7 BLOCK 1 ODOM HEIGHTS S/D.
OF SAID LOT 7, N 7 DEG E 104.74
FT, S 104.57 FT, W 136.93 FT TO

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

2026

33-3S-17-06802-001


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------|--------------|----------------------|-----|--------|------------|-------|-------|-------------|--------------------|------------|-------------|-------------|----------------|----------------|----------------|------------|-----------------------------|----------------|---|---------|----------------------------------|----|------------|-----------------|-------|--|--|--|-------------------|------|-----------|-----|-----|--------|------------|----------|-----------|------|---|----|--|-----------|--------------------------------|--|--|--|--|--|--|------------------------------|--|--|--|--|--|--|-----------|-----------|------|---|----|--|---------|-----------------------------|--|--|--|--|--|--|------------------------------|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 5,088 TOTAL MARKET VALUE 5,088 SOH/AGL Deduction 0 ASSESSED VALUE 5,088 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,088 TOTAL JUST VALUE 5,088 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 5,088 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1515/135</td> <td>5/21/2024</td> <td>WD Q</td> <td>I</td> <td>05</td> <td></td> <td>1,739,700</td> </tr> <tr> <td colspan="7">GRANTOR: FAB ACQUISITIONS, INC</td> </tr> <tr> <td colspan="7">GRANTEE: WANG FAMILY TRUST D</td> </tr> <tr> <td>1476/1864</td> <td>9/30/2022</td> <td>WD Q</td> <td>I</td> <td>05</td> <td></td> <td>356,700</td> </tr> <tr> <td colspan="7">GRANTOR: GHANCHI ISMAILBHAH</td> </tr> <tr> <td colspan="7">GRANTEE: FAB ACQUISITIONS, I</td> </tr> </tbody> </table> | | | | | | | | | | 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 ISMAILBHAH | | | | | | | GRANTEE: FAB ACQUISITIONS, I | | | | | | |
| 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 ISMAILBHAH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTEE: FAB ACQUISITIONS, I | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BLD DATE XF DATE INC DATE | | LGL DATE LAND DATE AG DATE | | 04/21/2023 | | MLU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | L | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 0000 | C | VAC RES | 0 | | RSF-2 | | | 0.25 | LT | | 1.00 | 1.00 | 1.10 | 18,500.00 | 20,350.00 | 5,088 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 05/28/2024 BY ME Total Acres: 0.13 Total Land Value: 5,088 Market: 0 Agricultural: 0 Common: 5,088 PRINTED 06/19/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |