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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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

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

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 05/08/2026 BY SYS