LOT 8 BLOCK 1 ODOM HEIGHTS S/D.
643-248, WD 1433-689, WD 1476-18

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

2027

33-3S-17-06803-000

BUILDING CHARACTERISTICS

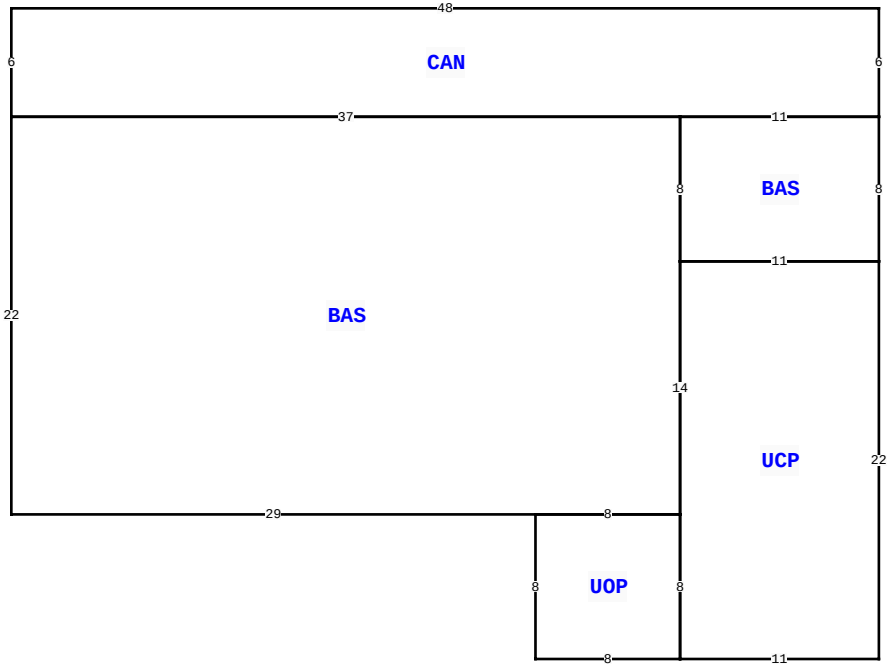
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
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	88	100		88	4,665
BAS	814	100		814	43,158
CAN	288	30		86	4,560
UCP	242	20		48	2,545
UOP	64	20		13	689
TOTALS	1,496			1,049	55,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	1,049	87.3180	57.63	60,454	1955	2015	0	0	0	8.00	92.00

1 DAY CARE 0% - 2025 Heated Area: 902 HX Base Yr



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

143 SE MONTGOMERY PL, LAKE CITY

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	24	28	672.00	UT	1.50	1.50	100	0	0	3	100	1,008	
2	0294	SHED WOOD/	0	0	9	12	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	55,618
TOTAL MARKET OB/XF VALUE	2,008
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	76,126
SOH/AGL Deduction	0
ASSESSED VALUE	76,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,126
TOTAL JUST VALUE	76,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8783	COMMERCIAL	80,000	08/26/1994

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= W37 S22 E29 UOP= S8 E8 N8 W8$ E8 UCP= S8 E11 N22 W11S14$ N14 BAS= E11 N8 W11 S8$ N8$ CAN= E11 N6 W48 S6 E37$.

LAND DESCRIPTION

TOTAL OB/XF 2,008

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-2	100.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/28/2024 BY ME Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS