

E DIV: COMM SW COR OF SE1/4 OF N  
 N 418.6 FT, E 93.3 FT FOR POB, R  
 TO S LINE OF ST JOHNS ST, E 70.3

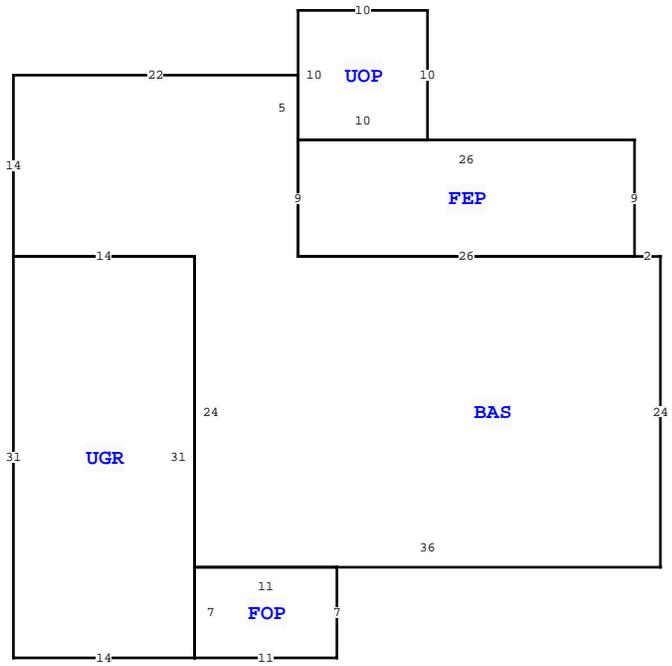
THE 2001 DOCTOR ANGELA CHUANG LIVING TRUST DATED N  
 PO BOX 2072  
 SANTA CLARA, CA 95055

**2026**

33-3S-17-13074-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,172	100	
FEP	234	80	
FOP	77	30	
UGR	434	45	
UOP	100	20	
TOTALS	2,017		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,597	78.9624	90.02	143,762	1952	1985	0	0	30	35.00	35.00
1 SINGLE FAM 0% - 2023 Heated Area: 1172 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			50,317
TOTAL MARKET OB/XF VALUE			9,620
TOTAL LAND VALUE - MARKET			10,042
TOTAL MARKET VALUE			69,979
SOH/AGL Deduction			0
ASSESSED VALUE			69,979
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			69,979
TOTAL JUST VALUE			69,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044235	Roof Replacement	7,000	04/21/2022
684	POOL	75	04/10/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/567	1/18/2022	WD Q	Q	I	01	79,000
GRANTOR: HENNESSEY PAUL D						
GRANTEE: THE 2001 DOCTOR ANG						
1457/1605	1/18/2022	WD U	U	I	11	0
GRANTOR: HENNESSEY PAUL D AKA						
GRANTEE: THE 2001 DOCTOR ANG						

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
1	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2004	2004
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2004	2004
3	0280	POOL R/CON	0	0	15	420.00	UT	70.00	70.00	30	2008	2008

TOTAL OB/XF												
9,620												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		*RSF-	370.00	316.00	22,206.00	SF		1.00

BUILDING NOTES												
BAS=[ORIG=0,0] W22 S14 E14 S24 E36 N24 W2 W26 N9 N5 \$												
UGR=[ORIG=-22,14] S31 E14 N31 W14 \$												
FEP=[ORIG=26,14] N9 W26 S9 E26 \$												
UOP=[ORIG=0,5] E10 N10 W10 S10 \$												
FOP=[ORIG=-8,38] S7 E11 N7 W11 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W22 S14 E14 S24 E36 N24 W2 W26 N9 N5 \$												
UGR=[ORIG=-22,14] S31 E14 N31 W14 \$												
FEP=[ORIG=26,14] N9 W26 S9 E26 \$												
UOP=[ORIG=0,5] E10 N10 W10 S10 \$												
FOP=[ORIG=-8,38] S7 E11 N7 W11 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		*RSF-	370.00	316.00	22,206.00	SF		1.00