

LOT 4 BLOCK B COLLEGE MANOR S/D  
803-2167, WD 1084-529, 1156-896,

CHIONG ROY/CHIONG ANNA  
880 NW SAVANNAH CIR  
LAKE CITY, FL 32055

**2026**

36-3S-17-07421-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	748	100	
FCP	192	25	
FOP	85	30	
UST	72	45	
TOTALS	1,097		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	0								
			Heated Area: 748								
				HX Base Yr							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY		STANDARD				
Tax Group: 2	Tax Dist:					
BUILDING MARKET VALUE			76,298			
TOTAL MARKET OB/XF VALUE			100			
TOTAL LAND VALUE - MARKET			5,500			
TOTAL MARKET VALUE			81,898			
SOH/AGL Deduction			0			
ASSESSED VALUE			81,898			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			81,898			
TOTAL JUST VALUE			81,898			
NCON VALUE			0			
INCOME VALUE			0			
PREVIOUS YEAR MKT VALUE			81,898			
SALE:1:1: LOT 4 BLOCK B COLLEGE MANOR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/0555	6/08/2009	WD	U	I	12	36,700
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: ROY & ANNA CHIONG J						
1156/0896	7/23/2008	CT	Q	I	03	100
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK NATIONAL A						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W34 UST= W12 S6 E12 N6 S6 FCP= W12 S16 E12 N16 S S16 FOP= S5 E17 N5 W17 S E34 N22 S.						

EXTRA FEATURES		208 NE BERRY PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0
2	0169	FENCE/WOOD	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0.00	100	2012	2012	3	100	50	
0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	DESCRIPTION
1	0100	C	SFR

TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							