LOT 2 ABERDEEN CORNER.

WD 1095-2375, WD 1350-1477,

REEL LIFE LLC
1245 E JANE AVE
KINGMAN, AZ 86409

2026

00-00-00-10846-102

BUILDING CHARACTERISTICS

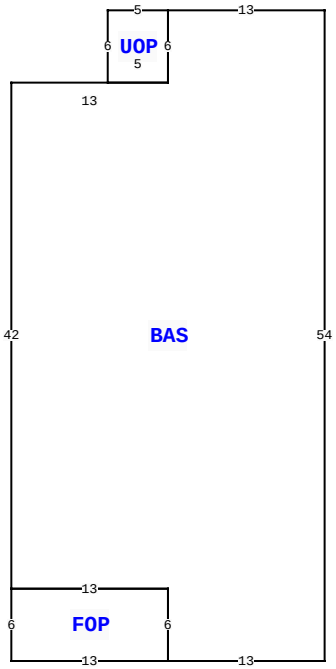
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	57,249
FOP	78	30		23	1,055
UOP	30	20		6	275
TOTALS	1,356			1,277	58,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,277	110.8000	101.94	130,177	2007	2007	10	0	0	45.00	45.00

1 MODULAR 1 0% - 0 Heated Area: 1248 HX Base Yr



396 NE MARTIN LUTHER KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,580
TOTAL MARKET OB/XF VALUE	864
TOTAL LAND VALUE - MARKET	3,819
TOTAL MARKET VALUE	63,263
SOH/AGL Deduction	0
ASSESSED VALUE	63,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,263
TOTAL JUST VALUE	63,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0618		8,696	07/17/2025
03957	SFR	200	10/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1477	12/15/2017	WD	U	I	11	100
GRANTOR: EUGENE P ELSON						
GRANTEE: REEL LIFE LLC						
1095/2375	8/31/2006	WD	Q	I		94,000
GRANTOR: TEUTON AND HENDRIX LL						
GRANTEE: EUGENE P ELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= W5 S6 E5 N6$ S6 W13 S42 FOP= S6 E13 N6 W13$ E13 S6 E13 N54$.

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	12	24	288.00	UT	3.00	3.00	100	2007	2007	3	100	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	0201	C	MOD HOME	0		*RSF	-3 0.00	0.00	7,638.00	SF		1.00	1.00	1.00	0.50	0.50	3,819							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.18 Total Land Value: 3,819 Market: 0 Agricultural: 0 Common: 3,819 PRINTED 10/10/2025 BY SYS