LOT 1 SOUTHWOOD VILLAGE S/D.

706-98, WD 1044-2572, DC 1350-11

PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE RD # 200
WESTLAKE VILLAGE, CA 31361

2026

01-5S-16-03399-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

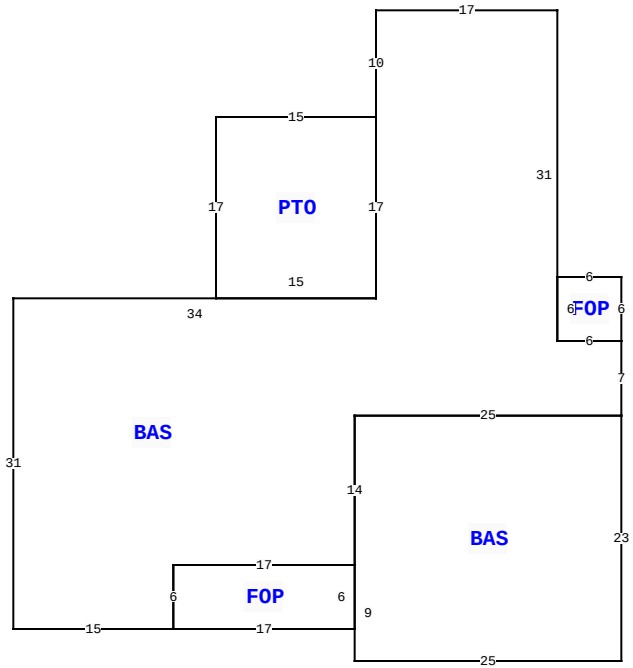
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	1516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	54,989
BAS	1,600	100		1,600	153,012
FOP	36	30		11	1,052
FOP	102	30		31	2,965
PTO	255	5		13	1,244
TOTALS	2,568			2,230	213,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	113.8500	127.51	284,347	1989	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 2175 HX Base Yr



2454 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	213,260
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	241,260
SOH/AGL Deduction	0
ASSESSED VALUE	241,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,260
TOTAL JUST VALUE	241,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,104

LAND:1:1: 0.50 AC.

SALE:1:1: MUST BE NEW CONSTRUCTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042349	Roof Replacement	12,050	07/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1720	4/10/2025	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PENNYMAC LOAN SERVI						
1494/371	7/03/2023	WD	Q	I	01	265,000
GRANTOR: MYERS WILLIAM C						
GRANTEE: PARKER EMILY LAUREN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= W15 S17 E15 N17$ BAS= S17 W34 S31 E15 FOP= E17 N6 W17 S6$ N6 E17 BAS= S9 E25 N23 W25 S14$ N14 E25 N7 FOP= N6 W6 S6E6$ W6 N31 W17 S10$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	0		RSF-	2125.00	175.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 08/15/2023 BY ME Total Acres: 0.50 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/18/2025 BY SYS