COMM SW COR OF SEC, E 2640.66 FT
1280.38 TO N LINE OF SW1/4 OF SE
FT, S 1282.51 FT TO N R/W OF CR-

RASMUSSEN JULIA HOLBROOK/FITZGERALD GRANT ANTHONY
825 E PIUTE AVE
PHOENIX, AZ 85024

2026

09-7S-17-09964-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

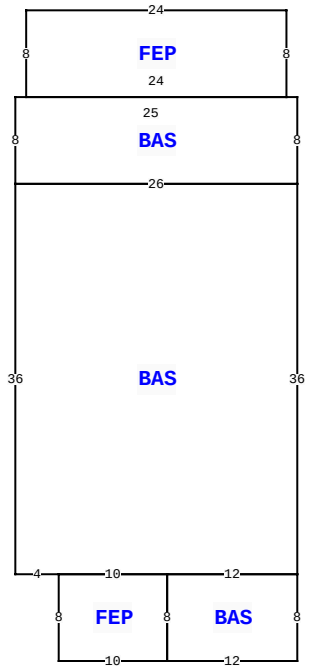
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	6,089
BAS	208	100		208	13,192
BAS	936	100		936	59,362
FEP	80	80		64	4,059
FEP	192	80		154	9,767
TOTALS	1,512			1,458	92,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,458	87.1200	97.57	142,257	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1240 HX Base Yr



479 SW COUNTY ROAD 778 , HIGH SPRINGS

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	92,467
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	168,123
TOTAL MARKET VALUE	100,604
SOH/AGL Deduction	0
ASSESSED VALUE	100,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,604
TOTAL JUST VALUE	260,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/906	5/24/2024	TR	U	I	11	100

GRANTOR: HOLBROOK GIOVANA REVO

GRANTEE: RASMUSSEN JULIA HOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W1 FEP= N8 W24 S8 E24$ W25 S8 E26$ BAS= W26 S36 E4
FEP= S8 E10 N8 W10$ E10 BAS= S8 E12N8 W12$ E12 N36$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	6200	A	PASTURE 3	0			0.00	0.00	18.35	AC		1.00	1.00	1.00	280.00	280.00	5,137							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	18.35	AC		1.00	1.00	1.00	9,000.00	9,000.00	165,123							

REVIEW DATE 11/17/2017 BY BC Total Acres: 19.35 Total Land Value: 8,137 Market: 165,123 Agricultural: 5,137 Common: 3,000 PRINTED 11/18/2025 BY SYS