BEG NW COR OF SW1/4, RUN N
314.96 FT, E 1295.99 FT TO W
R/W OF PINE RIDGE LANE, S

MUNOZ LIVING TRUST
2603 FAIR OAK LANE
MCHENRY, IL 60051-9358

2026

12-5S-15-00447-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

626 SW PINE RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	98,990
TOTAL MARKET VALUE	105,990
SOH/AGL Deduction	25,239
ASSESSED VALUE	80,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,751
TOTAL JUST VALUE	105,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,990

SALE:1:1: LOT 6 PINE RIDGE ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23047	M H	340	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1344/1449	8/24/2017	QC	U	V	11	100
GRANTOR: WILSON T & AMERICA M						
GRANTEE: WILSON T & AMERICA						
1255/2448	6/04/2013	WD	U	V	11	100
GRANTOR: KIRBY JOHNS						
GRANTEE: WILSON T & AMERICA						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.42	AC		1.00	1.00	1.00	9,500.00	9,500.00	98,990							

REVIEW DATE 07/13/2016 BY DF Total Acres: 10.42 Total Land Value: 98,990 Market: 0 Agricultural: 0 Common: 98,990 PRINTED 11/07/2025 BY SYS