COMM 1084.76 FT E OF NW COR OF S
FOR POB, RUN E 150 FT S 924.96 F
CR-240, W ALONG R/W 150.18 FT, N

BLUE OCEAN PARTNERS
6964 N 79TH ST, UNIT 2
NIWOT, CO 80503-8981

2026

12-5S-16-03596-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	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

3925 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,340
TOTAL MARKET VALUE	11,340
SOH/AGL Deduction	0
ASSESSED VALUE	11,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,340
TOTAL JUST VALUE	11,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1700	11/18/2019	WD	Q	V	01	4,000
GRANTOR: DAWN L KING						
GRANTEE: BLUE OCEAN PARTNERS						
1295/1009	5/27/2015	WD	Q	V	01	3,200
GRANTOR: JAMIE & KAREN RYALS						
GRANTEE: DAWN L KING						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	150.00	0.00	3.15	AC		1.00	1.00	0.40	9,000.00	3,600.00	11,340							

REVIEW DATE 04/27/2022 BY MLU Total Acres: 3.15 Total Land Value: 11,340 Market: 0 Agricultural: 0 Common: 11,340 PRINTED 11/21/2025 BY SYS