LOT 5 COUNTRY SIDE ESTATES.
WD 1056-909, WD 1159-705, TD 145

SMITH W. BAILEY/SMITH LENDA
209 EMERALD BAY
LAGUNA BCH, CA 92651

2026

15-4S-17-08359-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

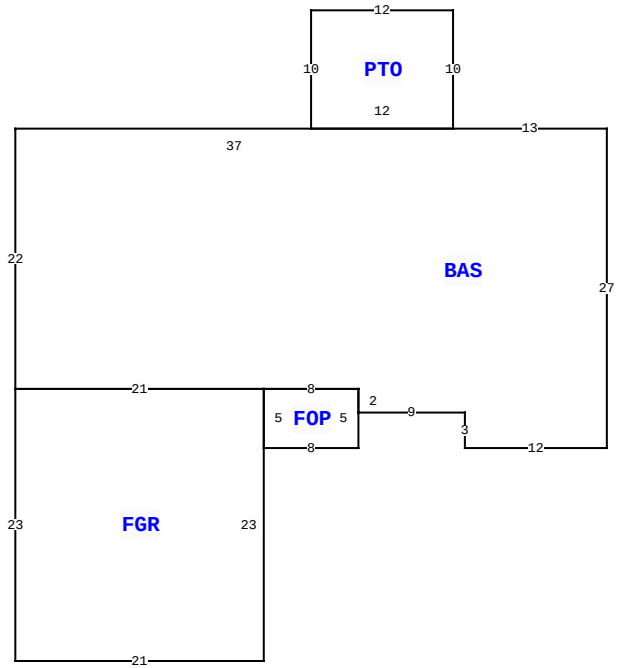
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100		1,178	118,049
FGR	483	55		266	26,656
FOP	40	30		12	1,202
PTO	120	5		6	601
TOTALS	1,821			1,462	146,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	113.2560	126.85	185,455	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2022 Heated Area: 1178 HX Base Yr



281 SE VICTORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	146,509
TOTAL MARKET OB/XF VALUE	1,734
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	166,743
SOH/AGL Deduction	0
ASSESSED VALUE	166,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,743
TOTAL JUST VALUE	166,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1453/795	11/23/2021	TR	U	I	11	43,100
GRANTOR: SMITH W. BAILEY TRUST						
GRANTEE: SMITH W. BAILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W12 S10 E12$ W37 S22 FGR= S23 E21 N23 W21$ E21 FOP= S5 E8 N5 W8$ E8 S2 E9 S3 E12 N27$.

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	0	0	867.00	UT	2.00	2.00	100	2005	2005	3	100	1,734	

LAND DESCRIPTION

TOTAL OB/XF 1,734

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/20/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS