COMM INTERS OF S LINE DIXIE VILL
& W R/W US-41, RUN SE ALONG R/W
FT FOR POB, CONT SE 140.06 FT, S

MCINTOSH DAVID J FAMILY TRUST
PO BOX 774
OAKHURST, CA 93644

2026

17-4S-17-08429-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

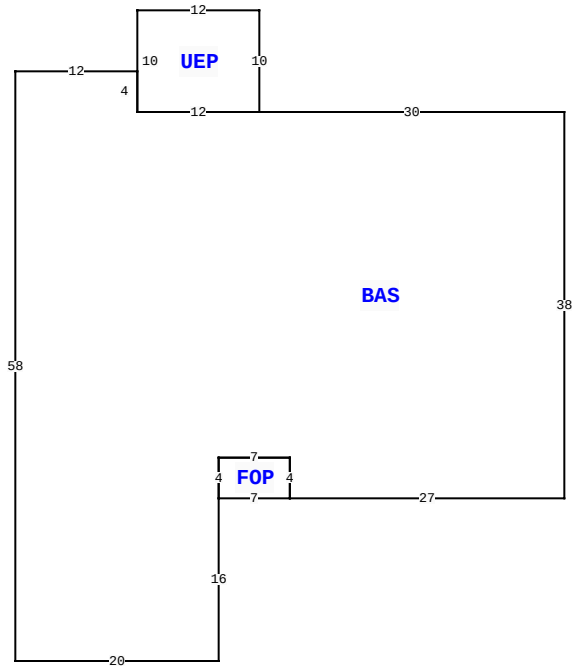
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 06
NEIGHBORHOOD/LOC	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,392	100		2,392	177,014
FOP	28	30		8	592
UEP	120	60		72	5,328
TOTALS	2,540			2,472	182,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,472	101.6560	113.85	281,437	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2392 HX Base Yr



2970 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,934
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	14,250
TOTAL MARKET VALUE	199,584
SOH/AGL Deduction	0
ASSESSED VALUE	199,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,584
TOTAL JUST VALUE	199,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,584

LAND:1:1: LOW AND WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/2375	9/30/2020	WD	Q	I	05	117,500
GRANTOR: SHARON JAGONOB KEATON						
GRANTEE: DAVID J MCINTOSH AS						
1391/0449	8/08/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SHARON JAGNOB KEATO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UEP= N10 W12 S10 E12$ W12 N4 W12 S58 E20 N16 FOP= E7 N4 W7 S4$ N4 E7 S4 E27 N38$.

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	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.50	28,500.00	14,250.00	14,250							

REVIEW DATE 11/03/2020 BY JS Total Acres: 1.00 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 11/18/2025 BY SYS