LOT 31 DAVIS S/D.

463-253, WD 808-2029, WD 853-835

173 NE CAESAR CT, WHITE SPRINGS LAND TRUST
304 S JONES BLVD NUM 1356
LAS VEGAS, NV 89017

2025

20-2S-16-01657-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

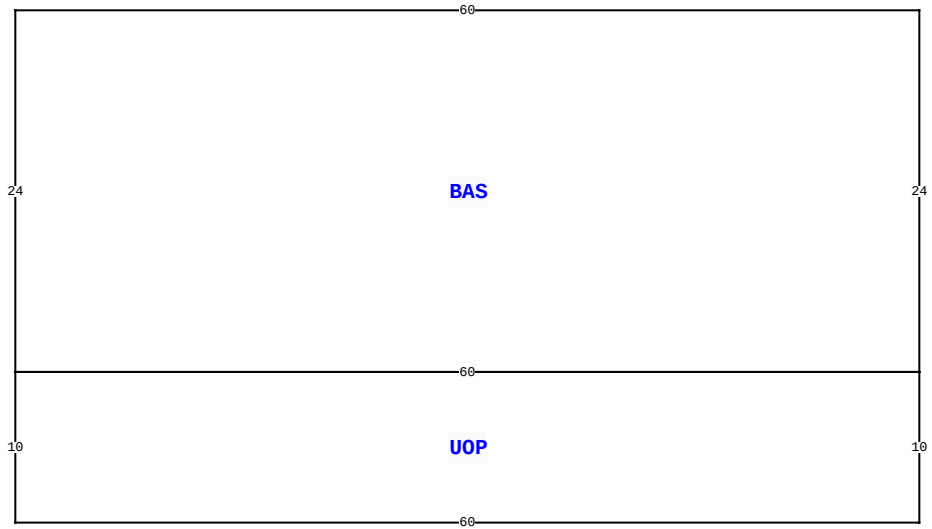
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	8,490
UOP	600	25		150	884
TOTALS	2,040			1,590	9,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,590	49.1400	29.48	46,873	1971	1971	0	0	50	60.00	20.00

1 MOBILE HME 0% - 2023 Heated Area: 1440 HX Base Yr



173 NW CAESAR CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,375
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	23,779
TOTAL MARKET VALUE	40,254
SOH/AGL Deduction	320
ASSESSED VALUE	39,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,934
TOTAL JUST VALUE	40,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1002	10/21/2022	WD	Q	I	01	33,000
GRANTOR: PENDER CHERYL M						
GRANTEE: 173 NE CAESAR CT, W						
1468/124	6/02/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SAUND						
GRANTEE: PENDER CHERYL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 UOP= S10 E60 N10 W60$ E60 N24$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	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 7,100

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	0200	C	MBL HM	0		A-1	0.00	0.00	3.73	AC		1.00	1.00	0.85	7,500.00	6,375.00	23,779							

REVIEW DATE 02/07/2023 BY CP Total Acres: 3.73 Total Land Value: 23,779 Market: 0 Agricultural: 0 Common: 23,779 PRINTED 08/20/2025 BY SYS