BEG SW COR, RUN E 321.11 FT, N 4 FT, N 385 FT, W 406.10 FT, S 425

**BLACKTIE57 TRUST**
304 S JONES BLVD #1356
LAS VEGAS, NV 89107

**2026**

**21-3S-17-05551-015**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| 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 | | 3 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |

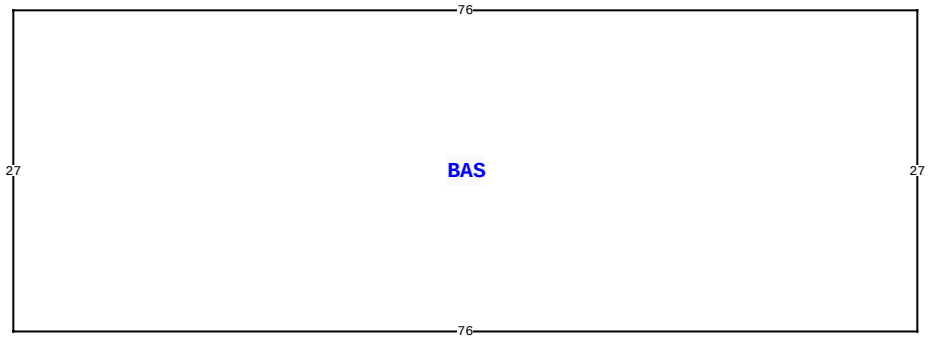
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 21317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,052 | 100 | | 2,052 | 221,062 |
| TOTALS | 2,052 | | | 2,052 | 221,062 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,052 | 136.4400 | 128.25 | 263,169 | 2017 | 2017 | 0 | 0 | 0 | 16.00 | 84.00 |

1 MANUF 1 0% - 2022 Heated Area: 2052 HX Base Yr




## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 221,062 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 32,895 |
| TOTAL MARKET VALUE | 260,957 |
| SOH/AGL Deduction | 116 |
| ASSESSED VALUE | 260,841 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 260,841 |
| TOTAL JUST VALUE | 260,957 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 266,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35493 | M H | 525 | 06/28/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1553/151 | 10/06/2025 | QC | U | I | 11 | 100 |
| GRANTOR: FULLER LORI | | | | | | |
| GRANTEE: BLACKTIE57 TRUST | | | | | | |
| 1552/2625 | 10/06/2025 | QC | U | I | 11 | 100 |
| GRANTOR: VOSS RD LAND TRUST LL | | | | | | |
| GRANTEE: FULLER LORI | | | | | | |

1439 NE VOSS RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S27 E76 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 | 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 3.87 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 32,895 | | | | | | | |

REVIEW DATE 12/12/2017 BY TW Total Acres: 3.87 Total Land Value: 32,895 Market: 0 Agricultural: 0 Common: 32,895 PRINTED 11/07/2025 BY SYS