

COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, RUN E 795.12 FT, S 330
FT, N 330 FT TO POB.

JONES MELISSA FAYE
1444 N HOLLYWOOD BLVD
LAS VEGAS, NV 89110

2026

24-2S-15-00091-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3															
																	VALUATION BY STANDARD																
																	Tax Group: 3					Tax Dist:											
																	BUILDING MARKET VALUE											0					
																	TOTAL MARKET OB/XF VALUE											0					
																	TOTAL LAND VALUE - MARKET											42,000					
																	TOTAL MARKET VALUE											42,000					
																	SOH/AGL Deduction											13,011					
																	ASSESSED VALUE											28,989					
																	TOTAL EXEMPTION VALUE											0					
																	BASE TAXABLE VALUE											28,989					
TOTAL JUST VALUE											42,000																						
NCON VALUE											0																						
INCOME VALUE																																	
PREVIOUS YEAR MKT VALUE											42,000																						
DOR CODE						0000 VACANT																											
MAP NUM						MKT AREA 03																											
NEIGHBORHOOD/LOC						24215.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES																																	
L N	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																		
																	BLD DATE						LGL DATE										
																	XF DATE						LAND DATE										
																	INC DATE						AG DATE										
																							04/15/2025 MLU										
LAND DESCRIPTION																	TOTAL OB/XF 0																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	6.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	42,000																
REVIEW DATE 04/15/2025 BY MLU Total Acres: 6.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/12/2025 BY SYS																																	