

COMM NW COR OF SW1/4 OF SE1/4,
 RUN S 949.19 FT FOR POB, RUN E
 795.22 FT, S 330 FT TO N R/W

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

2025

24-2S-15-00091-003



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	VALUATION SUMMARY																			
																	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 15,646 ASSESSED VALUE 26,354 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,354 TOTAL JUST VALUE 42,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 39,000																				
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION				AMT		ISSUED										
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																	BLD DATE				LGL DATE				04/15/2025			MLU									
EXTRA FEATURES						XF DATE				LAND DATE																											
						INC DATE				AG DATE																											
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																					
																	SALES DATA																				
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE											
																	1409/0933		4/01/2020		QC	U	V	V	11	100											
																	GRANTOR: EUGENE JONES																				
																	GRANTEE: MELISSA FAYE JONES																				
																	1168/2039		1/12/2008		QC	Q	V	V	01	100											
																	GRANTOR: EUGENE JONES																				
																	GRANTEE: MELISSA FAYE JONES																				
																	BUILDING NOTES																				
																	BUILDING DIMENSIONS																				
LAND DESCRIPTION																	TOTAL OB/XF																				
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 08/15/2025 BY SYS