LOT 9 ROLLING ACRES S/D.
769-261, 876-1881, WD 1063-684,

DAM SAMBAN/KEP TIA
2447 CALHOUN WAY
STOCKTON, CA 95207

2026

29-6S-16-03970-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

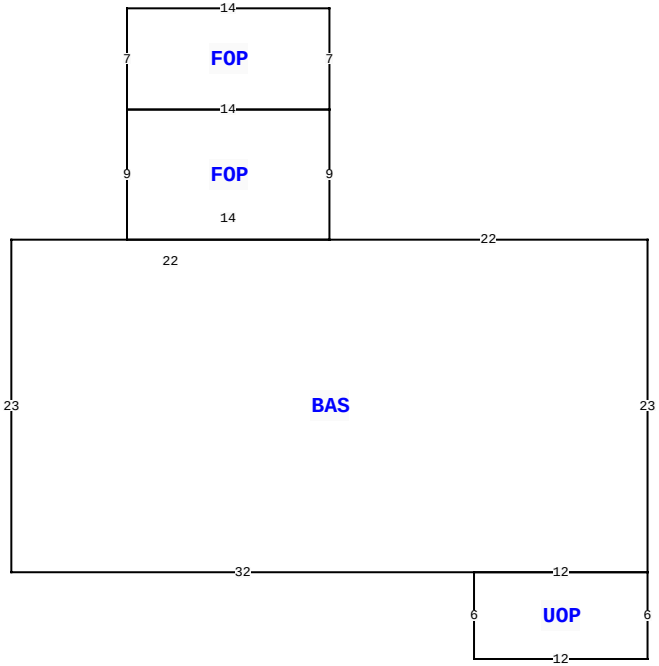
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	27,178
FOP	98	35		34	913
FOP	126	35		44	1,182
UOP	72	25		18	484
TOTALS	1,308			1,108	29,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,108	111.9000	67.14	74,391	1986	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1012 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

180 SW ROLLING GLN, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,756
TOTAL MARKET OB/XF VALUE	7,850
TOTAL LAND VALUE - MARKET	38,920
TOTAL MARKET VALUE	76,526
SOH/AGL Deduction	7,460
ASSESSED VALUE	69,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,066
TOTAL JUST VALUE	76,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,526

SALE:1:1: LOT 9 ROLLING ACRES $.70 STAMPS

XFOB:1:1: HOME MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1424/2478	11/19/2020	WD	Q	I	01	58,000
GRANTOR: KARYN S LOCKERMAN AKA						
GRANTEE: SAMBAN SAM & TIA KE						
1063/0684	10/25/2005	WD	Q	I		58,000
GRANTOR: HRKACH						
GRANTEE: LOCKERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N9 FOP= N7 W14 S7 E14$ W14 S9 E14$ W22 S23 E32
UOP= S6 E12N6 W12$ E12 N23$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,850

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	2.78	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,920							

REVIEW DATE 06/11/2015 BY TW Total Acres: 2.78 Total Land Value: 38,920 Market: 0 Agricultural: 0 Common: 38,920 PRINTED 10/14/2025 BY SYS