NE DIV: 58 FT OFF N SIDE OF E1/2
TD 1258-232, QC 1290-2163, TD 13

GEMII, LLC
1309 COFFEEN AVE, STE 1200
SHERIDAN, WY 82801

2026

00-00-00-10944-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

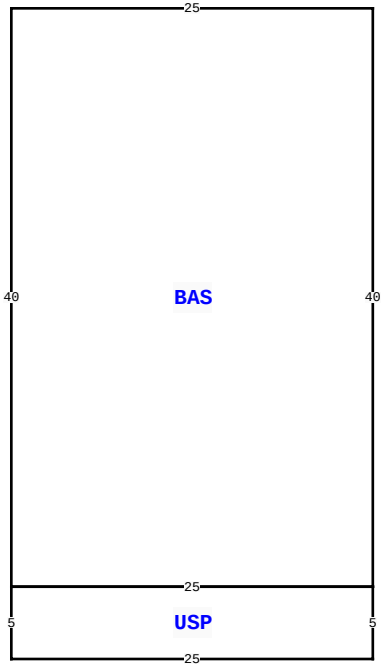
NEIGHBORHOOD/LOC 810317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	23,062
USP	125	35		44	1,015
TOTALS	1,125			1,044	24,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,044	37.4400	41.93	43,775	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2021 Heated Area: 1000 HX Base Yr



768 NE JACKSON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	24,076
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,045
TOTAL MARKET VALUE	27,121
SOH/AGL Deduction	0
ASSESSED VALUE	27,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,121
TOTAL JUST VALUE	27,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/886	3/08/2021	QC	U	I	11	2,300
GRANTOR: 768 JACKSON LAND TRUS						
GRANTEE: GEMII LLC						
1432/2474	3/08/2021	QC	U	I	11	100
GRANTOR: 768 JACKSON LAND TRUS						
GRANTEE: GEMII, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S40 USP= S5 E25 N5 W25$ E25 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		*RSF	-358.00	105.00	6,090.00	SF		1.00	1.00	1.00	0.50	0.50	3,045							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.14 Total Land Value: 3,045 Market: 0 Agricultural: 0 Common: 3,045 PRINTED 06/29/2026 BY SYS