S DIV: LOT 11 OLIVIA ADDITION.

806-2032, CT 1034-1986, WD 1035-

EMPIRE DAWN, LLC
3219 E CAMELBACK RD, #801
PHOENIX, AZ 85018

2026

00-00-00-13473-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

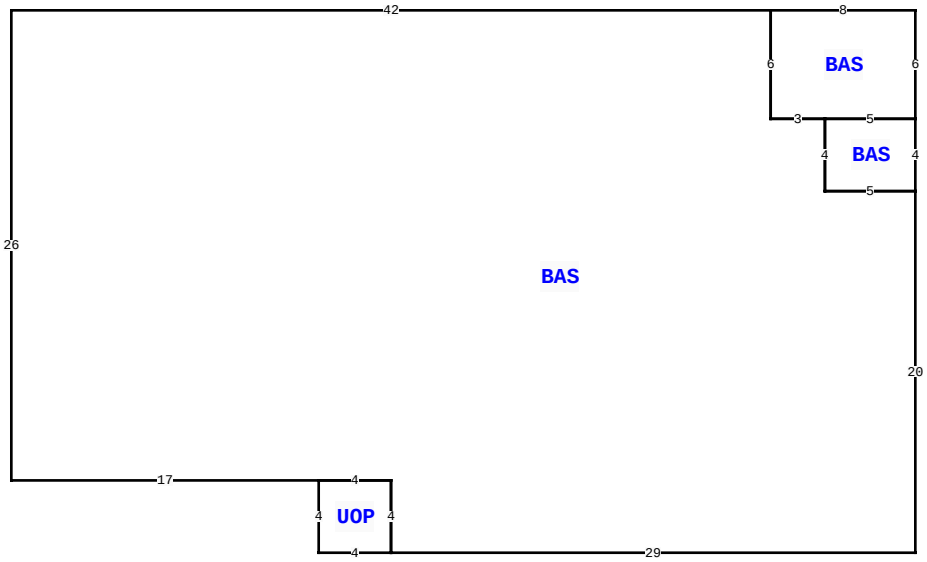
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20	100		20	1,857
BAS	48	100		48	4,456
BAS	1,348	100		1,348	125,125
UOP	16	20		3	278
TOTALS	1,432			1,419	131,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	91.6800	102.68	145,703	1958	2017	0	0	0	9.60	90.40

1 SINGLE FAM 0% - 0 Heated Area: 1416 HX Base Yr



490 SE CASTILLO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	131,716
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	6,982
TOTAL MARKET VALUE	138,998
SOH/AGL Deduction	0
ASSESSED VALUE	138,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,998
TOTAL JUST VALUE	138,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
955	MAINT/ALTR	0	12/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1903	1/29/2026	WD	Q	I	01	95,000
GRANTOR: BASSETT BENJAMIN J						
GRANTEE: EMPIRE DAWN, LLC						
1360/1403	5/18/2018	WD	Q	I	01	97,000
GRANTOR: ERIC HOUSTON						
GRANTEE: BENJAMIN J BASSETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E17 UOP= S4 E4 N4 W4$ E4 S4 E29 N20 BAS= N4 W5 S4 E5$ W5 N4 BAS= E5 N6 W8S6 E3$ W3 N6$.

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	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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-3	0.00	0.00	7,350.00	SF		1.00	1.00	1.00	0.95	0.95	6,982							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.17 Total Land Value: 6,982 Market: 0 Agricultural: 0 Common: 6,982 PRINTED 03/24/2026 BY SYS