S DIV: LOTS 9 & 10 BLOCK F KRIPN
865-1327, 933-1828, TD 1467-1898

MCCALLUM SAMUEL
848 N RAINBOW BLVD, #8076
LAS VEGAS, NV 89107

2027

00-00-00-14212-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

464 SE PENNSYLVANIA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,187
TOTAL MARKET VALUE	1,187
SOH/AGL Deduction	326
ASSESSED VALUE	861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	861
TOTAL JUST VALUE	1,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,187

LAND:1:1: RAVINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/497	6/18/2024	QC	U	V	11	5,000
GRANTOR: FINK MARK H						
GRANTEE: MCCALLUM SAMUEL						
1467/1898	5/25/2022	TD	U	V	18	2,400
GRANTOR: CLERK OF COURT						
GRANTEE: FINK MARK H						

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	9,497.00	SF		1.00	1.00	0.10	1.25	0.13	1,187							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.22 Total Land Value: 1,187 Market: 0 Agricultural: 0 Common: 1,187 PRINTED 11/17/2026 BY SYS