

COMM NW COR OF NE1/4 OF NE1/4, W  
 THE SW COR OF LOT 4 BLK 12 LAKE  
 1, RUN W 283.64 FT TO E R/W OF M

EAGLETREE HOLDINGS LLC  
 63 VIA PICO PLAZA, STE 544  
 SAN CLEMENTE, CA 92672

2026

06-4S-17-07976-010



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									
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 13,872 <b>TOTAL MARKET VALUE</b> 13,872 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 13,872 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 13,872 <b>TOTAL JUST VALUE</b> 13,872 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 13,872											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 6417.0100 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
<b>EXTRA FEATURES</b>																				<b>BUILDING NOTES</b>											
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															
																				<b>BUILDING DIMENSIONS</b>											
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 0																					
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		RSF-2	0.00	0.00	1.02	AC		1.00	1.00	0.80	17,000.00	13,600.00	13,872														
<b>REVIEW DATE</b> 10/30/2024 <b>BY</b> TP Total Acres: 1.02 Total Land Value: 13,872 Market: 0 Agricultural: 0 Common: 13,872 <b>PRINTED 05/27/2026 BY SYS</b>																															