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

2027

06-4S-17-07976-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	13,872
TOTAL MARKET VALUE	13,872
SOH/AGL Deduction	0
ASSESSED VALUE	13,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,872
TOTAL JUST VALUE	13,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2292	6/12/2024	WD	Q	V	01	17,500
GRANTOR: KHAN MOHAMMAD FAROOK						
GRANTEE: EAGLETREE HOLDINGS						
1386/0258	6/04/2019	WD	U	V	11	0
GRANTOR: WILLIAM KENT & JOANNE						
GRANTEE: MOHAMMAD FAROOK KHA						

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-2	0.00	0.00	1.02	AC		1.00	1.00	0.80	17,000.00	13,600.00	13,872							

REVIEW DATE 10/30/2024 BY TP Total Acres: 1.02 Total Land Value: 13,872 Market: 0 Agricultural: 0 Common: 13,872 PRINTED 11/17/2026 BY SYS