

LOT 16 CANNON CREEK AIR PARK S/D
RADIUS PT OF A 50 FT CUL-DE-SAC
CORNER OF LOTS 15, 16, 17 AND 18

BRICE KEVIN ANDREW/BRICE DEBORAH KATHLEEN
2629 LOMA VISTA DR
ESCONDIDO, CA 92025

2026

12-4S-16-02947-016



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 35,000 TOTAL MARKET VALUE 42,000 SOH/AGL Deduction 0 ASSESSED VALUE 42,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,000 TOTAL JUST VALUE 42,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALE:1:1: SALE INCLUDED WELL, SEPTIC, P POLE & CUL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | | | | | | | | | | PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1569/1200</td> <td>5/18/2026</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>60,500</td> </tr> <tr> <td colspan="7">GRANTOR: RUDIK WILLIAM JOHN</td> </tr> <tr> <td colspan="7">GRANTEE: BRICE KEVIN ANDREW</td> </tr> <tr> <td>1438/1979</td> <td>5/28/2021</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td>01</td> <td>43,000</td> </tr> <tr> <td colspan="7">GRANTOR: HIGHLEY ROBERT W JR &</td> </tr> <tr> <td colspan="7">GRANTEE: RUDIK WILLIAM JOHN</td> </tr> </tbody> </table> | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1569/1200 | 5/18/2026 | WD Q | Q | I | 01 | 60,500 | GRANTOR: RUDIK WILLIAM JOHN | | | | | | | GRANTEE: BRICE KEVIN ANDREW | | | | | | | 1438/1979 | 5/28/2021 | WD Q | Q | V | 01 | 43,000 | GRANTOR: HIGHLEY ROBERT W JR & | | | | | | | GRANTEE: RUDIK WILLIAM JOHN | | | | | | |
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| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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