

BEG NW COR OF SW1/4, RUN N  
314.96 FT, E 1295.99 FT TO W  
R/W OF PINE RIDGE LANE, S

MUNOZ LIVING TRUST  
2603 FAIR OAK LANE  
MCHENRY, IL 60051-9358

**2026**

12-5S-15-00447-206  


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: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 114,620 <b>TOTAL MARKET VALUE</b> 121,620 <b>SOH/AGL Deduction</b> 40,869 <b>ASSESSED VALUE</b> 80,751 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 80,751 <b>TOTAL JUST VALUE</b> 121,620 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 105,990																							
																				<b>SALES DATA</b> <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>1344/1449</td> <td>8/24/2017</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: WILSON T & AMERICA M GRANTEE: WILSON T & AMERICA 1255/2448 6/04/2013 WD U V 11 100 GRANTOR: KIRBY JOHNS GRANTEE: WILSON T & AMERICA										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1344/1449	8/24/2017	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																					
1344/1449	8/24/2017	QC	U	V	11	100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> 626 SW PINE RIDGE CT, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																							
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																											
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
LAND DESCRIPTION																	TOTAL OB/XF																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	10.42	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,620																										
<b>REVIEW DATE</b> 07/13/2016 <b>BY</b> DF Total Acres: 10.42 Total Land Value: 114,620 Market: 0 Agricultural: 0 Common: 114,620 <b>PRINTED 06/22/2026 BY SYS</b>																																											