COMM 1084.76 FT E OF NW COR OF S
FOR POB, RUN E 150 FT S 924.96 F
CR-240, W ALONG R/W 150.18 FT, N

BLUE OCEAN PARTNERS
P O BOX 872590
VANCOUVER, WA 98687

2026

12-5S-16-03596-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	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

3925 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,120
TOTAL MARKET VALUE	15,120
SOH/AGL Deduction	2,646
ASSESSED VALUE	12,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,474
TOTAL JUST VALUE	15,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055458	Right-of-Way Acce		04/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1700	11/18/2019	WD	Q	V	01	4,000
GRANTOR: DAWN L KING						
GRANTEE: BLUE OCEAN PARTNERS						
1295/1009	5/27/2015	WD	Q	V	01	3,200
GRANTOR: JAMIE & KAREN RYALS						
GRANTEE: DAWN L KING						

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		A-1	150.00	0.00	3.15	AC		1.00	1.00	0.40	12,000.00	4,800.00	15,120							

REVIEW DATE 04/21/2026 BY MLU Total Acres: 3.15 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 05/12/2026 BY SYS