

ALL THAT PART OF SEC LYING S  
OF CR 246 (NW LASSIE BLACK ST)  
& WEST OF CR 131E (NW FALLING

ZACHARY G WISE REVOCABLE TRUST  
2918 CAPETANIOS DR  
EL DORADO HILLS, CA 95762

2026

13-2S-16-01606-000



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									
																	VALUATION BY										
																	Tax Group: 3										
																	Tax Dist:										
																	BUILDING MARKET VALUE										
																	TOTAL MARKET OB/XF VALUE										
																	TOTAL LAND VALUE - MARKET										
																	TOTAL MARKET VALUE										
																	SOH/AGL Deduction										
																	ASSESSED VALUE										
																	TOTAL EXEMPTION VALUE										
																	BASE TAXABLE VALUE										
																	TOTAL JUST VALUE										
																	NCON VALUE										
																	INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE										
																	PERMIT NUM										
																	DESCRIPTION										
																	AMT										
																	ISSUED										
																	9327										
																	PUMP/UTPOL										
																	30										
																	02/06/1995										
																	DOR CODE										
																	5500										
																	TIMBERLAND 80-89										
																	MAP NUM										
																	MKT AREA										
																	03										
																	NEIGHBORHOOD/LOC										
																	13216.00										
																	1.00/										
																	AREA TYPE										
																	TOTAL GROSS AREA										
																	PCT OF BASE										
																	YEAR										
																	TOT ADJ AREA										
																	SUBAREA MARKET VALUE										
																	TOTALS										
																	EXTRA FEATURES										
																	2582 NW LASSIE BLACK ST, LAKE CITY										
																	BLD DATE										
																	XF DATE										
																	INC DATE										
																	LGL DATE										
																	LAND DATE										
																	04/14/2025										
																	MLU										
																	AG DATE										
																	07/28/2022										
																	SPF										
																	OFF RECORD Number										
																	DATE										
																	10/01/2009										
																	TYPE INST										
																	QC										
																	U										
																	V										
																	11										
																	SALE PRICE										
																	100										
																	GRANTOR: OSCEOLA LAND & TIMBER										
																	GRANTEE: ZACHARY G WISE REVO										
																	1181/2119										
																	10/01/2009										
																	WD										
																	Q										
																	V										
																	01										
																	1,260,900										
																	GRANTOR: OSCEOLA LAND & TIMBER										
																	GRANTEE: ZACHARY G WISE REVO										
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	LAND DESCRIPTION										
																	TOTAL OB/XF										
																	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	5500	A	TIMBER 2	0			0.00	0.00	230.52	AC		1.00	1.00	1.00	445.00	445.00	102,581										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	230.52	AC		1.00	1.00	1.00	2,800.00	2,800.00	645,456										
REVIEW DATE 04/14/2025 BY MLU Total Acres: 230.52 Total Land Value: 102,581 Market: 645,456 Agricultural: 102,581 Common: 0 PRINTED 06/10/2026 BY SYS																											