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

2027

13-2S-16-01606-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

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

2582 NW LASSIE BLACK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	645,456
TOTAL MARKET VALUE	102,581
SOH/AGL Deduction	0
ASSESSED VALUE	102,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,581
TOTAL JUST VALUE	645,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	645,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9327	PUMP/UTPOL	30	02/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/2137	10/01/2009	QC	U	V	11	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

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	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 11/17/2026 BY SYS