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**

## COLUMBIA COUNTY PROPERTY



### 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 |

### 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 03/25/2026 BY SYS