COMM SW COR OF NE1/4 OF NW1/4, R
TO E R/W CR-250 FOR POB, RUN NE
FT, SE'LY 607.53 FT TO S LINE OF

DICE DALLAS WRAY/DICE JAGGER REID
30473 MULHOLLAND HWY, SPC 111
AGOURA HILLS, CA 91301

2027

13-3S-17-04943-000

BUILDING CHARACTERISTICS

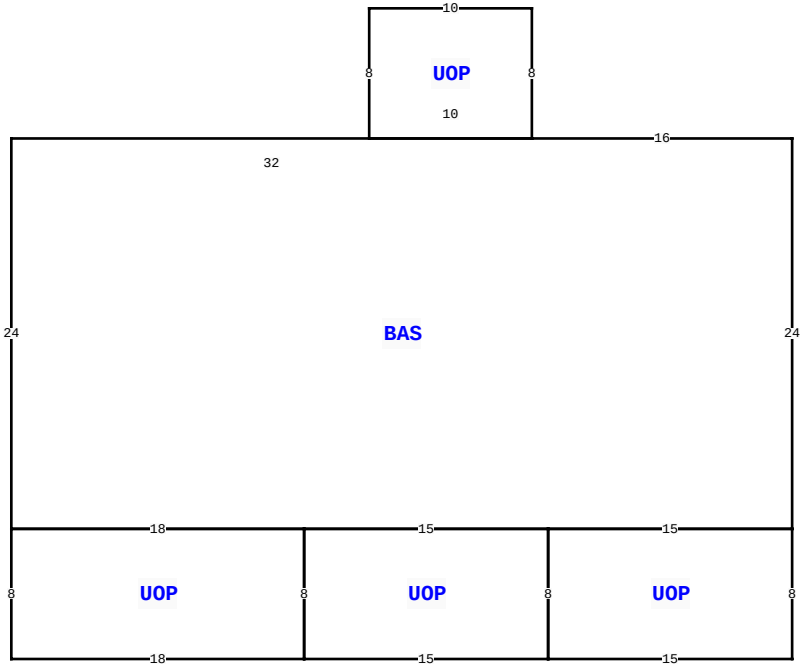
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	78,976
UOP	80	20		16	1,097
UOP	120	20		24	1,645
UOP	120	20		24	1,645
UOP	144	20		29	1,988
TOTALS	1,616			1,245	85,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	95.8800	105.47	131,310	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1152 HX Base Yr



4544 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	50	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	85,352
TOTAL MARKET OB/XF VALUE	3,950
TOTAL LAND VALUE - MARKET	27,850
TOTAL MARKET VALUE	117,152
SOH/AGL Deduction	0
ASSESSED VALUE	117,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,152
TOTAL JUST VALUE	117,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/217	12/30/2025	QC	U	I	11	100
GRANTOR: WHITING KALEY NICOLE						
GRANTEE: DICE DALLAS WRAY						
1379/0643	2/21/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: KAYLE NICOLE DICE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N8 W10 S8 E10$W32 S24 UOP= S8 E18 N8 W18$ E18 UOP= S8 E15 N8 W15 $ E15 UOP= S8 E15 N8 W15$ E15 N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,950

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	0100	C	SFR	0			0.00	0.00	5.57	AC		1.00	1.00	1.00	5,000.00	5,000.00	27,850							

REVIEW DATE 08/12/2015 BY DF Total Acres: 5.57 Total Land Value: 27,850 Market: 0 Agricultural: 0 Common: 27,850 PRINTED 11/17/2026 BY SYS