

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

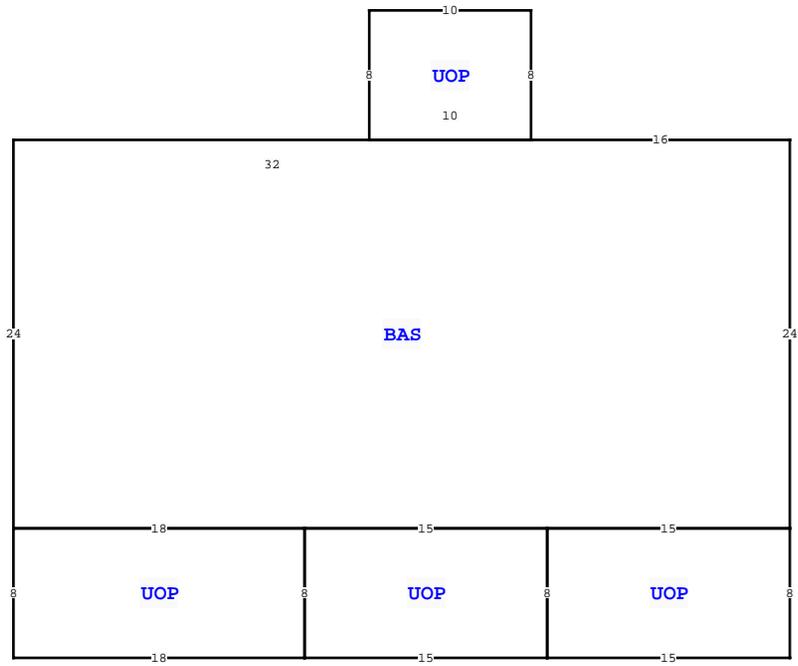
DICE DALLAS WRAY/DICE JAGGER REID
30473 MULHOLLAND HWY, SPC 111
AGOURA HILLS, CA 91301

2026

13-3S-17-04943-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	109.30	136,078	1968	1968	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1152 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	88,451		
TOTAL MARKET OB/XF VALUE	3,950		
TOTAL LAND VALUE - MARKET	27,850		
TOTAL MARKET VALUE	120,251		
SOH/AGL Deduction	0		
ASSESSED VALUE	120,251		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	120,251		
TOTAL JUST VALUE	120,251		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	118,706		

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	81,844
UOP	80	20		16	1,137
UOP	120	20		24	1,705
UOP	120	20		24	1,705
UOP	144	20		29	2,061
TOTALS	1,616			1,245	88,451

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						

EXTRA FEATURES		4544 NE GUM SWAMP RD, LAKE CITY															
L N	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	

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

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										
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	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							