BEG AT NW COR OF NE1/4 OF SE1/4,
E 1110 FT N 118 FT, W 1110 FT TO

DAVIS TRUST DATED MARCH 28, 2024
6311 SHERIDAN WAY
BUENA PARK, CA 90620

2026

14-4S-16-02971-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	14416.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,020
TOTAL MARKET VALUE	20,020
SOH/AGL Deduction	3,063
ASSESSED VALUE	16,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,957
TOTAL JUST VALUE	20,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,020

SALE:1:1: 3 ACRES - GOT A GOOD DEAL
LAND:1:1: ADJ4;NARROW PARCEL.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1761	4/23/2025	WD	U	I	11	100
GRANTOR: DAVIS VICKI L						
GRANTEE: DAVIS TRUST DATED M						
0748/1497	7/19/1991	WD	U	V	12	5,500
GRANTOR: ETHEL COMBS						
GRANTEE: JIMMIE R DAVIS						

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	0000	C	VAC RES	0		A-1	118.00	1,110.00	3.08	AC		1.00	1.00	0.65	10,000.00	6,500.00	20,020							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 3.08 Total Land Value: 20,020 Market: 0 Agricultural: 0 Common: 20,020 PRINTED 06/09/2026 BY SYS