COMM INTERS OF C/L OF SR-47 & S
NE'LY ALONG C/L 300 FT, E 53.21
RD FOR POB, CONT E 524.11 FT, N

VILLAGE CAPITAL & INVESTMENT LLC
2550 PASEO VERDE PKWY
HENDERSON, NV 89074

2027

17-7S-16-04232-001

BUILDING CHARACTERISTICS

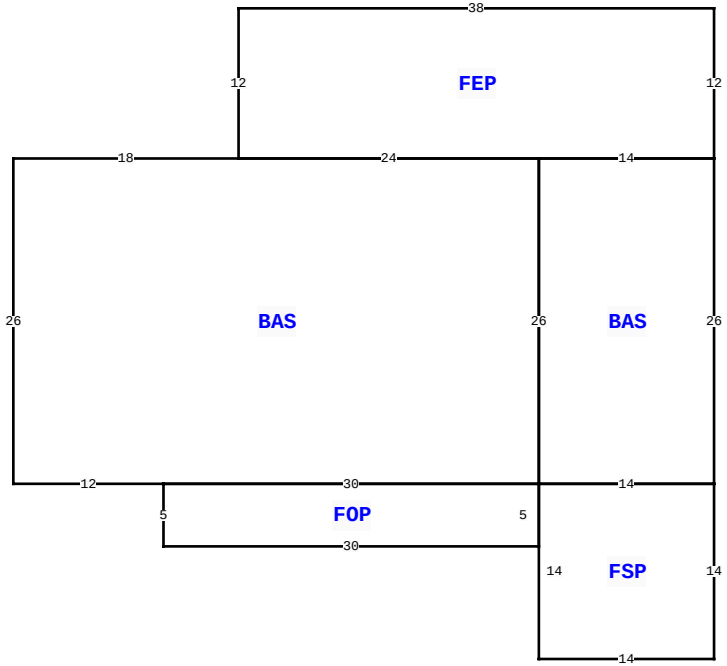
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	14	PREFIN MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100		364	29,975
BAS	1,092	100		1,092	89,924
FEP	456	80		365	30,057
FOP	150	30		45	3,706
FSP	196	40		78	6,423
TOTALS	2,258			1,944	160,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	115.1766	126.69	246,285	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1456 HX Base Yr 2022



22161 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0296	SHED METAL	0	100	12	24	288.00	UT	11.00	11.00	60	2008	2008	3	60	1,901	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	150	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		269,866
TOTAL MARKET OB/XF VALUE		2,151
TOTAL LAND VALUE - MARKET		59,150
TOTAL MARKET VALUE		331,167
SOH/AGL Deduction		39,678
ASSESSED VALUE		291,489
TOTAL EXEMPTION VALUE	HX HB 13	230,162
BASE TAXABLE VALUE		61,327
TOTAL JUST VALUE		331,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23159	ADDN SFR	80	05/17/2005
20178	ADDN SFR	80	11/25/2002
19260	RECONNECT	50	02/21/2002
15233	M H	125	03/17/1999
5837	M H	17,500	03/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/1819	8/25/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VILLAGE CAPITAL & I						
1438/551	5/14/2021	WD	Q	I	01	299,000
GRANTOR: MILLER KARL H &						
GRANTEE: WILLIAMS KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S26 E12 FOP= S5 E30 N5 W30$ E30 FSP= S14 E14 N14 W14$ BAS= E14 N26 W14 S26$ N26 FEP= E14 N12 W38 S12 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 2,151

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	100		A-1	0.00	0.00	4.55	AC		1.00	1.00	1.00	13,000.00	13,000.00	59,150							

REVIEW DATE 07/09/2015 BY TW Total Acres: 4.55 Total Land Value: 59,150 Market: 0 Agricultural: 0 Common: 59,150 PRINTED 11/17/2026 BY SYS

COMM INTERS OF C/L OF SR-47 & S
NE'LY ALONG C/L 300 FT, E 53.21
RD FOR POB, CONT E 524.11 FT, N

VILLAGE CAPITAL & INVESTMENT LLC
2550 PASEO VERDE PKWY
HENDERSON, NV 89074

2027

17-7S-16-04232-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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 02

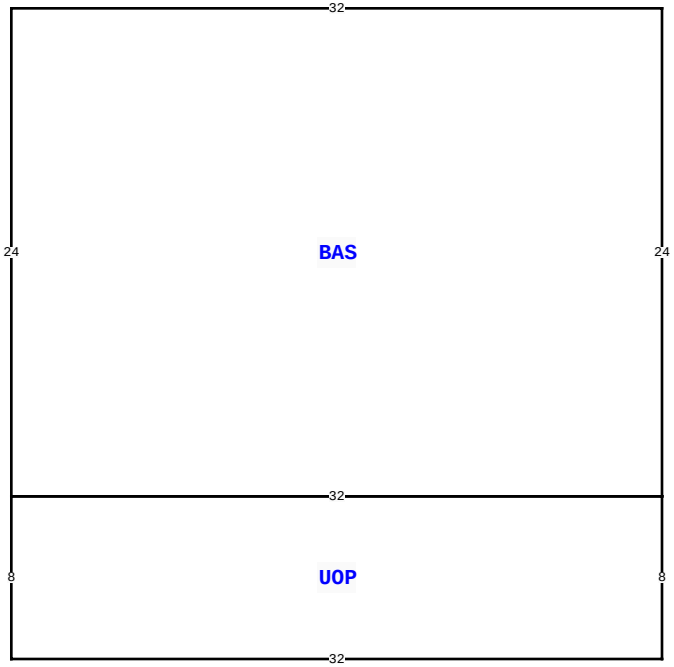
NEIGHBORHOOD/LOC 17716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	57,508
UOP	256	20		51	3,819
TOTALS	1,024			819	61,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	819	104.7280	115.20	94,349	1969	1969	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2022 Heated Area: 768 HX Base Yr 2022



22161 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		269,866
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SOH/AGL Deduction		39,678
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TOTAL EXEMPTION VALUE	HX HB 13	230,162
BASE TAXABLE VALUE		61,327
TOTAL JUST VALUE		331,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/1819	8/25/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VILLAGE CAPITAL & I						
1438/551	5/14/2021	WD	Q	I	01	299,000
GRANTOR: MILLER KARL H &						
GRANTEE: WILLIAMS KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 UOP= S8 E32 N8 W32$ E32 N24$.

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

REVIEW DATE 07/09/2015 BY TW Total Acres: 4.55 Total Land Value: 59,150 Market: 0 Agricultural: 0 Common: 59,150 PRINTED 11/17/2026 BY SYS

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VILLAGE CAPITAL & INVESTMENT LLC
2550 PASEO VERDE PKWY
HENDERSON, NV 89074

2027

17-7S-16-04232-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 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 02

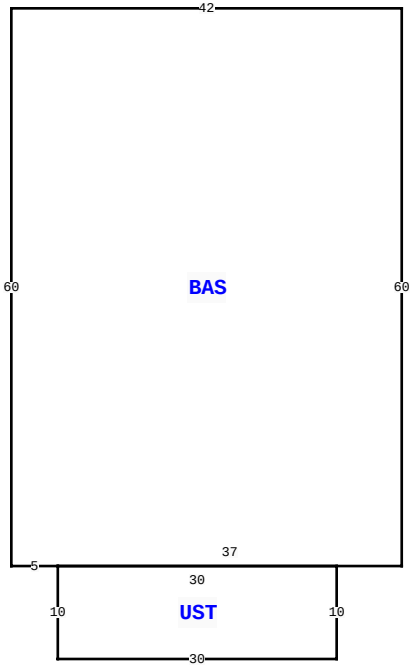
NEIGHBORHOOD/LOC 17716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100		2,520	45,990
UST	300	45		135	2,464
TOTALS	2,820			2,655	48,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,655	89.2800	25.00	66,375	2003	2003	0	0	0	27.00	73.00

3 BARNS 100% - 2022 Heated Area: 2520 HX Base Yr 2022



22161 SW STATE ROAD 47 , FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:	
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PREVIOUS YEAR MKT VALUE		335,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CLERK OF COURT						
GRANTEE: VILLAGE CAPITAL & I						
1438/551	5/14/2021	WD	Q	I	01	299,000
GRANTOR: MILLER KARL H &						
GRANTEE: WILLIAMS KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S60 E5 UST= S10 E30 N10 W30$ E37 N60$.

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

REVIEW DATE 07/09/2015 BY TW Total Acres: 4.55 Total Land Value: 59,150 Market: 0 Agricultural: 0 Common: 59,150 PRINTED 11/17/2026 BY SYS