LOTS 43 & 44 UNIT 1 CEDAR SPRING
420-601, 688-540, 836-1500, 851-

NDTCO TRUSTEE FBO JASON GUTHRIE IRA
1070 WEST CENTURY DRIVE
LOUISVILLE, CO 80027

2026

18-7S-16-04236-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010 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

216 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	157,000
SOH/AGL Deduction	0
ASSESSED VALUE	157,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,000
TOTAL JUST VALUE	157,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,000

SALE:3:1: LOTS 43 & 44 CEDAR SPRINGS SHORES

SALE:2:1: FORECLOSURE

PRMT:1:1: TVL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13544	M H	75	01/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2119	7/22/2022	WD	Q	V	01	190,000
GRANTOR: BROWN MEGAN L						
GRANTEE: NDTCO TRUSTEE FBO J						
1342/2056	7/19/2017	WD	Q	I	01	97,500
GRANTOR: TERESA ANN MORRIS (TR						
GRANTEE: MEGAN L BROWN						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	200.00	FF		1.00	1.00	1.00	750.00	750.00	150,000							

REVIEW DATE 08/17/2022 BY ME Total Acres: 2.02 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 06/26/2026 BY SYS