COMM NE COR OF SE1/4 OF SW1/4, R
W 618.53 FT TO W R/W RELOCATED C
POB, RUN SE ALONG R/W 26.01 FT,

HUNTER JOHN B REVOCABLE TRUST DATED FEBRUARY 11, 2
9103 ALTA DR UNIT 1106
LAS VEGAS, NV 89145

2027

19-4S-17-08563-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19417.00	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	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	788,435
TOTAL MARKET VALUE	788,435
SOH/AGL Deduction	262,811
ASSESSED VALUE	525,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	525,624
TOTAL JUST VALUE	788,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	788,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/422	8/07/2026	QC	U	V	11	100
GRANTOR: HUNTER JOHN B						
GRANTEE: HUNTER TERRY L						
1489/1276	5/01/2023	QC	U	V	11	100
GRANTOR: G W HUNTER INC						
GRANTEE: HUNTER JOHN B REVOC						

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	1000	C	VACANT COMME	0		CHI	0.00	0.00	157,687.00	SF		1.00	1.00	1.00	5.00	5.00	788,435							

REVIEW DATE 05/13/2026 BY MLU Total Acres: 3.62 Total Land Value: 788,435 Market: 0 Agricultural: 0 Common: 788,435 PRINTED 11/17/2026 BY SYS