BEG SW COR, RUN E 321.11 FT, N 4 FT, N 385 FT, W 406.10 FT, S 425

BLACKTIE57 TRUST
304 S JONES BLVD #1356
LAS VEGAS, NV 89107

2027

21-3S-17-05551-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

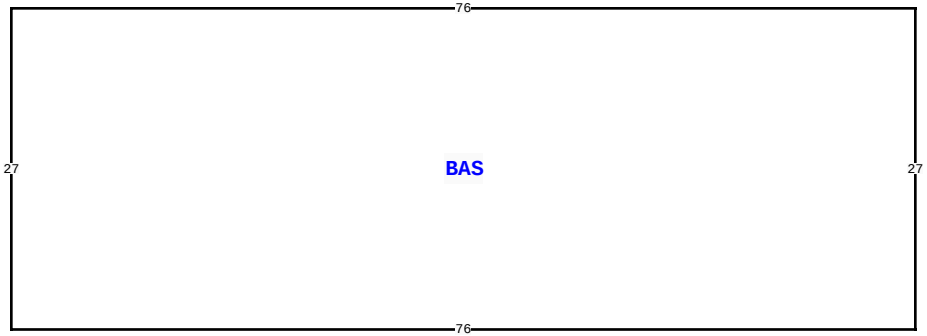
NEIGHBORHOOD/LOC 21317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	218,718
TOTALS	2,052			2,052	218,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	136.4400	126.89	260,378	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 0% - 2026 Heated Area: 2052 HX Base Yr



1439 NE VOSS RD, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/10/2025 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	218,718
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	32,895
TOTAL MARKET VALUE	258,613
SOH/AGL Deduction	0
ASSESSED VALUE	258,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,613
TOTAL JUST VALUE	258,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35493	M H	525	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/151	10/06/2025	QC	U	I	11	100
GRANTOR: FULLER LORI						
GRANTEE: BLACKTIE57 TRUST						
1552/2625	10/06/2025	QC	U	I	11	100
GRANTOR: VOSS RD LAND TRUST LL						
GRANTEE: FULLER LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

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	0200	C	MBL HM	0		A-1	0.00	0.00	3.87	AC		1.00	1.00	1.00	8,500.00	8,500.00	32,895							

REVIEW DATE 12/12/2017 BY TW Total Acres: 3.87 Total Land Value: 32,895 Market: 0 Agricultural: 0 Common: 32,895 PRINTED 11/17/2026 BY SYS