LOT 6 BLOCK B 242 VILLAGE S/D.

636-722, 664-296, 695-476, 699-7

NEWSOME JERREMY
10650 VILLA MODENA ST
LAS VEGAS, NV 89141

2027

21-4S-17-08640-024

BUILDING CHARACTERISTICS

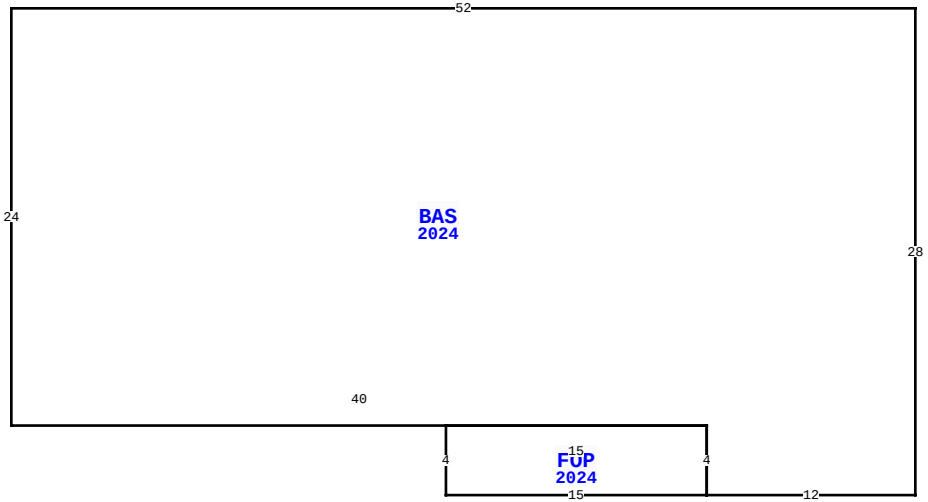
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	174,036
FOP	60	30	2024	18	2,417
TOTALS	1,356			1,314	176,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,314	125.1432	137.66	180,885	1990	2023	0	0	0	2.45	97.55

1 SINGLE FAM 0% - 2025 Heated Area: 1296 HX Base Yr



278 SW THOMPKINS LOOP, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	176,453
TOTAL MARKET OB/XF VALUE	940
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	199,393
SOH/AGL Deduction	0
ASSESSED VALUE	199,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,393
TOTAL JUST VALUE	199,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043960	Remodel	35,000	11/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/46	3/06/2026	WD	Q	I	01	275,000
GRANTOR: SEALOR GARRETT						
GRANTEE: NEWSOME JERREMY						
1506/2701	1/22/2024	WD	Q	I	01	245,000
GRANTOR: RUFFO JEFFERY						
GRANTEE: SEALOR GARRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,41] W12 N4 W40 N24 E52 S28 $
FOP=[YR=2024;ORIG=88,41] W15 N4 E15 S4 $
.

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	0166	CONC,PAVMT	0	0	10	60	600.00	UT	1.40	1.40	100	0	0	3	100	840	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 940

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	150.00	200.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/10/2026 BY TP Total Acres: 0.69 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS