COMM NE COR OF SEC, S 663.02
FT TO NE COR OF S1/2 OF NE1/4
OF NE1/4 & POB, W 1330.60 FT,

ROGERS DAVID ALLAN
9891 MELINDA AVE
KELHI, CA 93615

2026

23-2S-15-00068-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	23215.00	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

1108 NW TIGER DRAIN RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

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	86,760
TOTAL MARKET VALUE	93,760
SOH/AGL Deduction	0
ASSESSED VALUE	93,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,760
TOTAL JUST VALUE	93,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39635	M H	0	04/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1413	12/24/2019	WD	Q	V	01	100,000

GRANTOR: RUSSELL S & VICKIE M

GRANTEE: DAVID ALLAN ROGERS

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			3	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	0000	C	VAC RES	0		A-1	0.00	0.00	19.28	AC		1.00	1.00	1.00	4,500.00	4,500.00	86,760							

REVIEW DATE 11/04/2022 BY JD Total Acres: 19.28 Total Land Value: 86,760 Market: 0 Agricultural: 0 Common: 86,760 PRINTED 01/16/2026 BY SYS