

COMM 631.77 FT S OF NE COR OF NW
 RUN S 295 FT, W 295 FT, N 295 FT
 TO POB.

MARSH HARBOR
 PO BOX 871360
 VANCOUVER, WA 98687

2026

25-5S-16-03710-002


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 32,000 TOTAL MARKET VALUE 32,000 SOH/AGL Deduction 5,380 ASSESSED VALUE 26,620 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,620 TOTAL JUST VALUE 32,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 28,000										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 25516.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA OFF RECORD Number DATE TYPE INST Q / V RSN CD SALE PRICE 1389/0505 6/26/2019 QC U V 11 2,000 GRANTOR: EBURY RE LLC GRANTEE: MARSH HARBOUR 1357/1191 4/03/2018 TD U V 18 15,400 GRANTOR: CLERK OF COURT GRANTEE: EBURY RE LLC										
TOTALS																	BUILDING NOTES BUILDING DIMENSIONS										
EXTRA FEATURES						126 SW GAINER DR, LAKE CITY																					
L N	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 L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR 1 0000 C VAC RES 0 A-1 0.00 0.00 2.00 AC 1.00 1.00 1.00 16,000.00 16,000.00 32,000										
																	TOTAL OB/XF 0										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 06/09/2026 BY SYS																											