AKA E1/2 OF PARCEL B DEERHILLS U
COR OF NW1/4 OF SW1/4, RUN W 321
A PT LYING WITHIIN SEC 27-4S-17,

FESTA DAVID M/FESTA THERESA M
1460 ROMANCE RD
ESCONDIDO, CA 92029-1823

2026

26-4S-17-08747-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.020 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

220 SE WOODS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	50,100
TOTAL MARKET VALUE	57,100
SOH/AGL Deduction	3,454
ASSESSED VALUE	53,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,646
TOTAL JUST VALUE	57,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20108	M H	125	11/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/1056	5/26/2005	WD	Q	I	01	50,000
GRANTOR: JOHN C WOODS						
GRANTEE: DAVID M & THERESE M						
0981/1226	4/24/2003	WD	Q	V	01	17,500
GRANTOR: RUTH M WOODS						
GRANTEE: JOHN C WOODS						

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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 06/21/2017 BY BC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 03/26/2026 BY SYS