

AKA W1/2 OF LOT B DEER HILLS
 UNREC:COMM NW COR OF SW1/4,
 RUN W 321.19 FT, S 718.57 FT

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

2026

26-4S-17-08747-110



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 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											
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION				AMT		ISSUED			
MAP NUM		02																		24581		M H				348		06/01/2006			
NEIGHBORHOOD/LOC		26417.020 1.00/																		SALES DATA											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE									
												1076/0383		3/03/2006		WD Q		V				77,500									
GRANTOR: JAMES & JENNEL K ADA																															
GRANTEE: DAVID & THERESE FES																															
1036/2845		1/11/2005		WD Q		V		01														23,000									
GRANTOR: LAWRENCE A WOODS																															
GRANTEE: JAMES & JENNEL K A																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
TOTALS										175 SE PINECREST PL, LAKE CITY										BLD DATE		LGL DATE		05/16/2024		MLU					
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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													
1	9945	Well/Sept		0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																															