

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 65,130 TOTAL MARKET VALUE 72,130 SOH/AGL Deduction 18,484 ASSESSED VALUE 53,646 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 53,646 TOTAL JUST VALUE 72,130 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 57,100 | | | | | | | | | | | |
| DOR CODE | | 0700 MISC IMPROVED | | | | | | | | | | | | | | | | | | PERMIT NUM | | DESCRIPTION | | | | AMT | | ISSUED | | | |
| MAP NUM | | 26417.020 1.00/ | | | | | | | | | | | | | | | | | | 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 U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | |
| | | | | | | 1076/0383 | 3/03/2006 | WD Q | V | | | 77,500 | | | | | | | | | | | | | | | | | | | |
| TOTALS | | 175 SE PINECREST PL, LAKE CITY | | | | | | | | | | | | | | | | | | BLD DATE | | LGL DATE | | 05/06/2026 | | 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 | | | | | | | | | | | | | | | | | |
| TOTAL OB/XF | | | | | | | | | | | | | | | 7,000 | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | | | | | | | | |
| REVIEW DATE 06/21/2017 BY BC Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 06/10/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |