COMM 474.25 FT E OF NW COR GOLF
POB, RUN N 121.60 FT TO S R/W BA
R/W BAYA AVE 163.94 FT, S 138.55

LOPES DOS SANTOS AMADO/LOPES DOS SANTOS REINA FRAN
P O BOX 371895
LAS VEGAS, NV 89108

2026

33-3S-17-06869-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,569
TOTAL MARKET VALUE	4,569
SOH/AGL Deduction	0
ASSESSED VALUE	4,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,569
TOTAL JUST VALUE	4,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,569

LAND:1:1: ADJ;4 LOW WET DEEP DRAINAGE DITCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/839	7/22/2021	WD	U	V	37	12,500
GRANTOR: DREAMLAND INVESTMENTS						
GRANTEE: LOPES DOS SANTOS AM						
1443/375	7/22/2021	WD	U	V	37	1,300
GRANTOR: FEIL ENTERPRISES LLC						
GRANTEE: DREAMLAND INVESTMEN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-1	0.00	0.00	20,307.00	SF		1.00	1.00	0.30	0.75	0.23	4,569							

REVIEW DATE 04/27/2022 BY MLU Total Acres: 0.47 Total Land Value: 4,569 Market: 0 Agricultural: 0 Common: 4,569 PRINTED 05/08/2026 BY SYS