NW DIV: BEG 63 FT S OF NE COR, R 54.7 FT, N 42 E 54.7 FT TO POB.

BAILEY JERAD
PO BOX 5052, PLAYA DEL REY
JACKSONVILLE, CA 90296

2025

00-00-00-11332-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

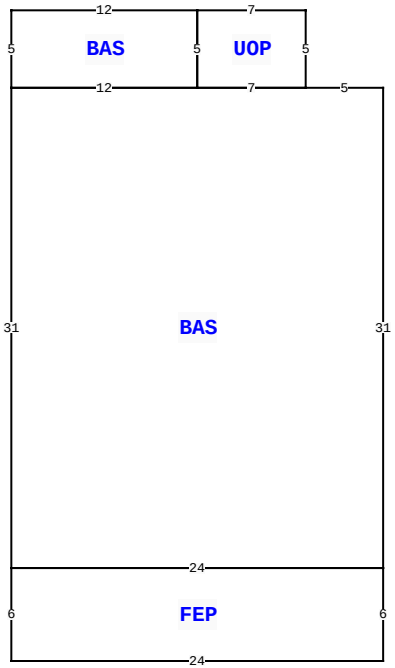
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	1,541
BAS	744	100		744	19,110
FEP	144	80		115	2,954
UOP	35	20		7	180
TOTALS	983			926	23,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	926	41.6988	46.70	43,244	1930	1930	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 2024 Heated Area: 804 HX Base Yr



714 NW ALMA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	23,784
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,138
TOTAL MARKET VALUE	24,922
SOH/AGL Deduction	0
ASSESSED VALUE	24,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,922
TOTAL JUST VALUE	24,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1491/2787	6/06/2023	QC	U	I	11	1,000
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: ASCEND CAPITAL INTE						
1492/253	6/01/2023	QC	U	I	11	11,000
GRANTOR: ASCEND CAPITAL INTERN						
GRANTEE: BAILEY JERAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N5 W7 S5 E7 $ W7BAS= N5 W12 S5 E12$ W12 S31 FEP= S6 E24 N6 W24$ E24 N31$.

EXTRA FEATURES

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

TOTAL OB/XF 0

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	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	2,275.00	SF		1.00	1.00	1.00	0.50	0.50	1,138							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.05 Total Land Value: 1,138 Market: 0 Agricultural: 0 Common: 1,138 PRINTED 06/26/2025 BY SYS