LOT 7 QUAIL RUN S/D.
887-1250, WD 1045-2258, WD 1090-

1800 GRANDVIEW TRUST
3225 MCLEOD DRIVE, STE 777
LAS VEGAS, NV 89121

**2026**

**01-4S-16-02670-107**

## BUILDING CHARACTERISTICS

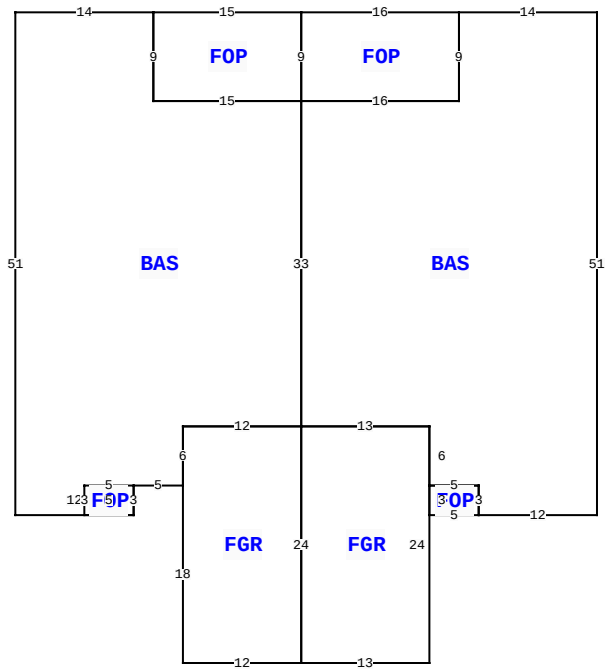
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.0400 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,221 | 100 | | 1,221 | 101,413 |
| BAS | 1,254 | 100 | | 1,254 | 104,154 |
| FGR | 288 | 55 | | 158 | 13,123 |
| FGR | 312 | 55 | | 172 | 14,286 |
| FOP | 15 | 30 | | 4 | 332 |
| FOP | 15 | 30 | | 4 | 332 |
| FOP | 135 | 30 | | 40 | 3,323 |
| FOP | 144 | 30 | | 43 | 3,571 |
| TOTALS | 3,384 | | | 2,896 | 240,534 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 2,896 | 120.6400 | 102.54 | 296,956 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 DUPLEX 0% - 2022 Heated Area: 2475 HX Base Yr




1800 SW GRANDVIEW ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 240,534 |
| TOTAL MARKET OB/XF VALUE | 2,855 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 261,889 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 261,889 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 261,889 |
| TOTAL JUST VALUE | 261,889 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 264,859 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3486 | MULTIFAM | 50 | 06/23/2006 |
| 3486 | MULTIFAM | 573 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1449/232 | 8/20/2021 | WD | U | I | 11 | 100 |
| GRANTOR: FERRER-BUSHRA FAMILY | | | | | | |
| GRANTEE: 1800 GRANDVIEW TRUS | | | | | | |
| 1331/2070 | 3/14/2016 | WD | U | I | 11 | 100 |
| GRANTOR: CHRISTOPHER BUSHRA & | | | | | | |
| GRANTEE: CHRISTOPHER BUSHRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 FOP= S9 W16 N9 E16$ S9 W16 FOP= N9 W15 S9 E15$ BAS= W15 N9 W14 S51 E12 FOP= N3 W5 S3 E5$ N3 E5 FGR= S18 E12 N24 W12 S6$ N6 E12 N33$ S33 FGR= S24 E13 N24 W13$ E13 S6 FOP= S3 E5 N3 W5$ E5 S3 E12 N51$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,142.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 2,855 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,855

| 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 | 0800 | C | MULTI-FAM | 0 | | RMF-1 | 80.00 | 145.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 08/15/2023 BY JB Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS