LOT 15 GRANDVIEW VILLAGE
UNIT 3. WD 1078-343,

MOLINA JENNY
111 GAUGZINA CRETE
ALISO VIEJO, CA 92656

2026

06-4S-17-08018-315

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

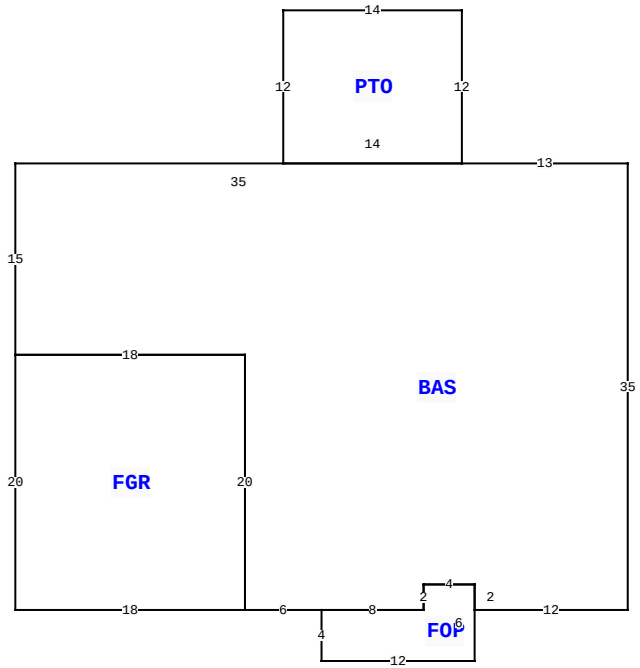
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100		1,312	136,219
FGR	360	55		198	20,558
FOP	56	30		17	1,765
PTO	168	5		8	830
TOTALS	1,896			1,535	159,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,535	114.4440	128.18	196,756	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1312 HX Base Yr



1080 SW SHENANDOAH GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	159,372
TOTAL MARKET OB/XF VALUE	1,495
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	183,367
SOH/AGL Deduction	0
ASSESSED VALUE	183,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,367
TOTAL JUST VALUE	183,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,335

SALE:2:1: SALE IS FOR LOT 15 ONLY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3438	SFR	317	10/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1078/0343	3/15/2006	WD	Q	V		122,400
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: JENNY MOLINA						
1043/0145	4/01/2005	WD	Q	V	02	321,000
GRANTOR: RICHARD C COLE						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N12 W14 S12 E14$ W35 S15 FGR= S20 E18 N20 W18$ E18 S20 E6 FOP= S4 E12 N6 W4 S2 W8$ E8 N2 E4 S2 E12 N35$.

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	598.00	UT	2.50	2.50	100	2006	2006	3	100	1,495	

LAND DESCRIPTION

TOTAL OB/XF 1,495

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	0100	C	SFR	0		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/10/2025 BY SYS