

ZAZEN INVESTMENTS LLC
2033 GRIFFITH PARK BLVD
LOS ANGELES, CA 90039

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		32		HARDIE BRD 80		0100		01		1,721		109.5640		122.71		211,184		2005		2005		0		0		0		21.00		79.00		VALUATION BY											
Exterior Wall		05		AVERAGE 20		1		SINGLE FAM		0% - 0						Heated Area: 1438																STANDARD											
Roof Structure		03		GABLE/HIP 100																												Tax Group: 2											
Roof Cover		03		COMP SHNGL 100																												Tax Dist:											
Interior Wall		05		DRYWALL 100																												BUILDING MARKET VALUE											
Interior Floor		14		CARPET 90																												TOTAL MARKET OB/XF VALUE											
Interior Floor		08		SHT VINYL 10																												TOTAL MARKET OB/XF VALUE											
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET											
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE											
Bedrooms				3 100																												SOH/AGL Deduction											
Bathrooms				2 100																												ASSESSED VALUE											
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE											
Stories		1.		1. 100																												BASE TAXABLE VALUE											
Architectural		05		CONV 100																												TOTAL JUST VALUE											
Units				0 100																												NCON VALUE											
Condition Adj		03		03 100																												INCOME VALUE											
Kitchen Adjus		01		01 100																												PREVIOUS YEAR MKT VALUE											
Quality		05		05																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA																												06											
NEIGHBORHOOD/LOC		15417.00		1.00/																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,438		100				1,438		139,401																																	
FGR		480		55				264		25,592																																	
FOP		42		30				13		1,260																																	
PTO		120		5				6		581																																	
TOTALS		2,080						1,721		166,835																																	
EXTRA FEATURES										244 SE VICTORIA GLN, LAKE CITY										BLD DATE				LGL DATE		04/21/2023		MLU															
										XF DATE																																	
										INC 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		0166		CONC, PAVMT		0		0		0		1.00		UT		0.00		0.00		100		2017		2017		3		100		1,900													