LOT 24 VILLAGE WOOD S/D UNIT 1.
399-96, 730-827, 761-1584, WD 13

VRASTIL LORA L/VRASTIL TIMOTHYH RICHARD
3525 MAPLE AVE
MANHATTAN BEACH, CA 90266

2026

15-4S-17-08360-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

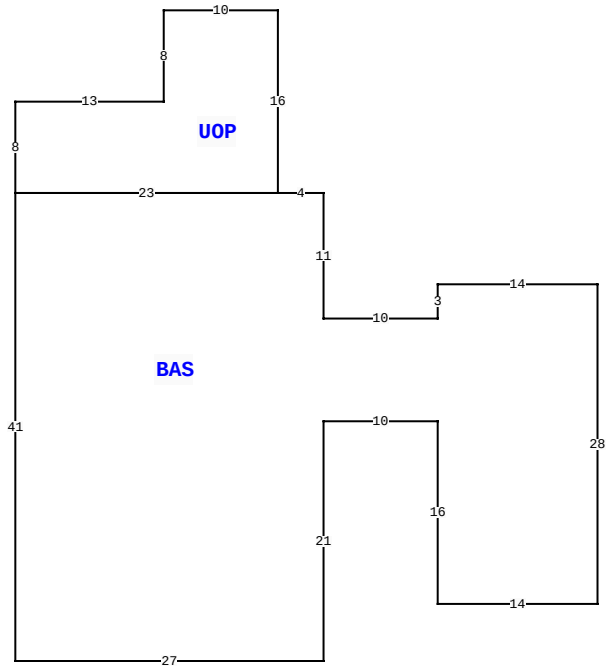
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100		1,589	132,277
UOP	264	20		53	4,412
TOTALS	1,853			1,642	136,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	114.3450	128.07	210,291	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1589 HX Base Yr



117 SE POLK LN, 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: 2	Tax Dist:
BUILDING MARKET VALUE	136,689
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	158,089
SOH/AGL Deduction	0
ASSESSED VALUE	158,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,089
TOTAL JUST VALUE	158,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1450/1665	8/25/2021	WD	U	I	30	130,000
GRANTOR: AIRSUPERIORITY LLC						
GRANTEE: VRASTIL LORA L						
1321/1895	8/26/2016	WD	U	I	38	65,000
GRANTOR: J B JENNINGS JR						
GRANTEE: AIRSUPERIORITY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S3 W10 N11 W4 UOP= N16 W10 S8 W13 S8 E23$ W23 S41E27 N21 E10 S16 E14 N28 $.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS