COMM NE COR OF SEC, RUN W ALONG
FT FOR POB, RUN S 414.79 FT, W 1
393.20 FT TO N LINE OF SEC, CONT

LOTUS PROPERTY LLC
1511 BURRELL CT
SAN JOSE, CA 95126

2026

20-3S-16-02191-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

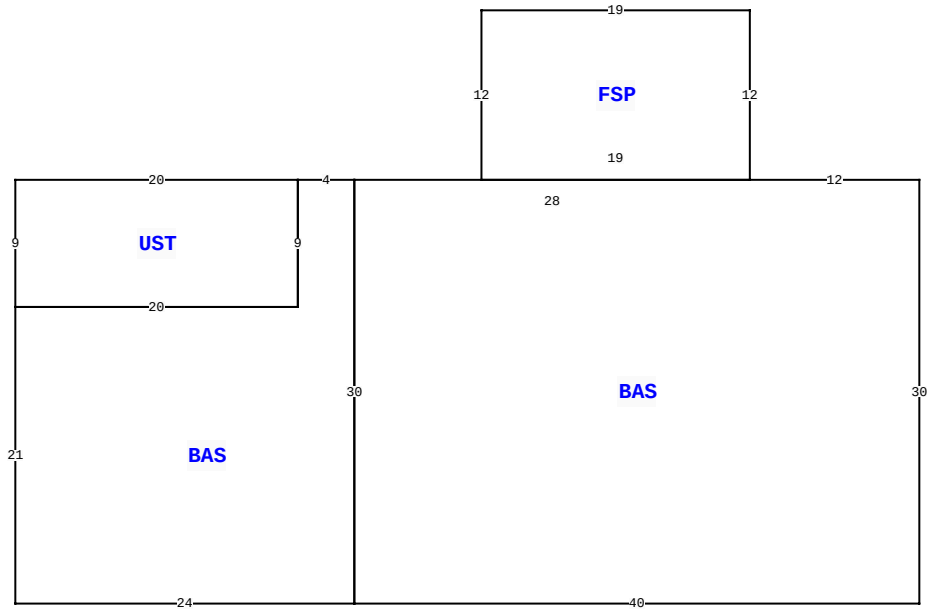
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	43,510
BAS	1,200	100		1,200	96,689
FSP	228	40		91	7,332
UST	180	45		81	6,527
TOTALS	2,148			1,912	154,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	110.6770	123.96	237,012	1967	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1740 HX Base Yr



2570 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	154,058
TOTAL MARKET OB/XF VALUE	7,601
TOTAL LAND VALUE - MARKET	32,040
TOTAL MARKET VALUE	193,699
SOH/AGL Deduction	0
ASSESSED VALUE	193,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,699
TOTAL JUST VALUE	193,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042372	Electrical Servic	0	07/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/1543	2/03/2017	WD	Q	I	01	120,500
GRANTOR: KRISTI & ERIC ROTH (F						
GRANTEE: LOTUS PROPERTY LLC						
1192/1653	4/08/2010	WD	U	I	40	94,900
GRANTOR: THOMAS LEAVELLE						
GRANTEE: KRISTI MATHIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W19 S12 E19$ W28 BAS= W4 UST= W20 S9 E20 N9$ S9 W20 S21 E24 N30$ S30 E40 N30$.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0120	CLFENCE 4	0	0	0	0	390.00	UT	2.50	2.50	50	1993	1993	3	50	488	
4	0294	SHED WOOD/	0	0	10	12	120.00	UT	2.50	2.50	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0040	BARN,POLE	0	0	30	26	780.00	UT	2.50	2.50	75	2014	2014	3	75	1,463	
8	0060	CARPORT F	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 7,601

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	1.78	AC		1.00	1.00	1.00	18,000.00	18,000.00	32,040							

REVIEW DATE 02/06/2023 BY KS Total Acres: 1.78 Total Land Value: 32,040 Market: 0 Agricultural: 0 Common: 32,040 PRINTED 11/19/2025 BY SYS