

COMM AT NW COR OF SE1/4 OF SEC R
TO E R/W OF CR 252A, CONT E 650.
E 263.26 FT, SE 348.35 FT, W 322

ANDERSON CHARLES JR
36867 FIR COURT
NEWARK, CA 94560

2026

26-3S-15-00245-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	7,391
BAS	2,655	100		2,655	196,218
FEP	496	80		397	29,340
FGR	690	55		380	28,084
TOTALS	3,941			3,532	261,032

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	2.30

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,532	101.5200	113.70	401,588	1982	1982	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 2755 HX Base Yr											
469 SW KOONVILLE AVE, LAKE CITY											

TOTAL OB/XF									
2,500									

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
AC		1.00	1.00	0.70	8,000.00	5,600.00	12,880							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		261,032	
TOTAL MARKET OB/XF VALUE		2,500	
TOTAL LAND VALUE - MARKET		12,880	
TOTAL MARKET VALUE		276,412	
SOH/AGL Deduction		0	
ASSESSED VALUE		276,412	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		276,412	
TOTAL JUST VALUE		276,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1463/978	3/24/2022	WD	U	I	11	100	
GRANTOR: ANDERSON CHARLES							
GRANTEE: ANDERSON CHARLES JR							
1457/1200	12/29/2021	WD	U	I	11	100	
GRANTOR: ANDERSON CHARLES							
GRANTEE: ANDERSON CHARLES							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W20 FEP= N16 W31 S16 E31\$ W31 BAS= N4 W25 S4 E25\$ W25 S45 E25 N15 E51 FGR= E23 N30 W23 S30\$ N30\$.									