LOT 36 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

STAM JEANNE A/STAM RALPH J
4104 GADSHILL LANE
AGOURA HILLS, CA 91301-3628

2025

28-3S-16-02377-136

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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
Quality	05	05

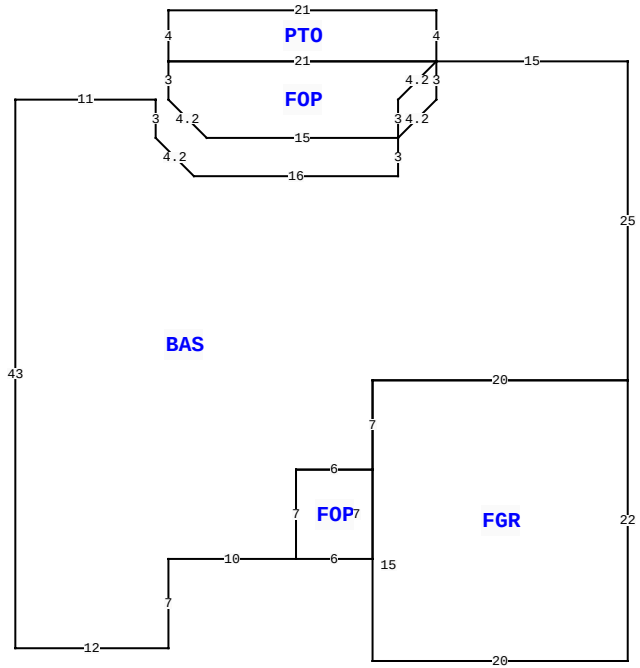
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	145,765
FGR	440	55		242	24,824
FOP	42	30		13	1,334
FOP	108	30		32	3,283
PTO	84	5		4	410
TOTALS	2,095			1,712	175,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	110.3480	123.59	211,586	2007	2007	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 2021 Heated Area: 1421 HX Base Yr



236 NW KATELYN WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,616
TOTAL MARKET OB/XF VALUE	2,889
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	197,005
SOH/AGL Deduction	11,895
ASSESSED VALUE	185,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,110
TOTAL JUST VALUE	197,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,019

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25014	SFR	494	09/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1794	9/21/2020	QC	U	I	11	100
GRANTOR: RALPH J & JEANNE A ST						
GRANTEE: RALPH J & JEANNE A						
1365/0368	7/05/2018	WD	U	I	11	0
GRANTOR: RALPH J & JEANNE A ST						
GRANTEE: RALPH J & JEANNE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N4 W21 S4 E21$ FOP= W21 S3 D3 R3 E15 N3 R3 U3 $ S3 D3 L3 S3 W16 L3 U3 N3 W11 S43 E12 N7 E10 FOP= E6 N7 W6 S7$ N7 E6 FGR= S15 E20 N22 W20 S7$ N7 E20 N25$.

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	963.00	UT	3.00	3.00	100	2007	2007	3	100	2,889	

LAND DESCRIPTION

TOTAL OB/XF 2,889

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/23/2018 BY BC Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/03/2025 BY SYS