

COMM SW COR OF NW1/4 OF SW1/4, R
E 195 FT FOR POB, CONT E 90 FT,
90 FT, S 130 FT TO POB.

VRASTIL TIMOTHY/VRASTIL LORA
3525 MAPLE AVE
MANHATTAN BEACH, CA 90266

2026

31-3S-17-06194-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	31317.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,030
BAS	120	100		120	9,045
BAS	1,168	100		1,168	88,037
FOP	48	30		14	1,055
FOP	112	30		34	2,563
UST	240	45		108	8,141

TOTALS	1,768			1,524	114,870
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	0	0	1.00	UT	1,200.00
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00
4	0070	CARPORT UF	0	0	12	20	240.00	UT	1.50

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		*RMF	290.00	130.00	11,674.00

REVIEW DATE	11/20/2024	BY	TP
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,524	103.5342	115.96	176,723	1966	1980		0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 1368 HX Base Yr												

1439 NW AVERY GLN, LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/27/2022
	INC DATE		AG DATE	MLU

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	0	1.00	UT	0.00	0.00	100	1966	1966	3	100	500	
2	0080	DECKING	0	0	0	0	1.00	UT	1,200.00	1,200.00	75	1999	1999	3	75	900	
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1999	1999	3	50	200	
4	0070	CARPORT UF	0	0	12	20	240.00	UT	1.50	1.50	70	2011	2011	3	70	252	

TOTAL OB/XF														1,852	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
*RMF	290.00	130.00	11,674.00	SF		1.00	1.00	1.00	0.95	0.95					

Total Acres: 0.27	Total Land Value: 11,090	Market: 0	Agricultural: 0	Common: 11,090
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE					114,870
TOTAL MARKET OB/XF VALUE					1,852
TOTAL LAND VALUE - MARKET					11,090
TOTAL MARKET VALUE					127,812
SOH/AGL Deduction					0
ASSESSED VALUE					127,812
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					127,812
TOTAL JUST VALUE					127,812
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					127,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1525/596	10/04/2024	WD	Q	I	01	142,500	
GRANTOR: LEPAGE CHARLES							
GRANTEE: VRASTIL TIMOTHY							
1438/2542	5/06/2021	QC	U	I	11	100	
GRANTOR: LEPAGE CHARLES							
GRANTEE: LEPAGE CHARLES							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W48 BAS= W12 S10 E12 N10\$ S10 UST= W12 S20 E12 N20\$ S8 BAS= S8 E10 N8 W10\$ E10 S8 FOP= W10 FOP= W12 S4 E12 N4\$ S4 E28 N4 W18\$ E38N26\$.									