

AGH ENTERPRISES LLC
4561 MOUNT FORAKER AVE
SAN DIEGO, CA 92117

2026

33-33-10-02324-009

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2709

PREFIN MTL 100
RIDGE FRME 100

Roof Cover
Interior Wall

0405

BUILT-UP 100
DRYWALL 100

Interior Floor
Ceiling

1501

HARDTILE 100
FIN.SUSPD 100

Air Condition
Heating Type

0409

ROOF TOP 100
ENG F AIR 100

Fixtures
Frame
Story Height

02

10 100
WOOD FRAME 100
15 100

RMS
Stories
Units

1.

0 100
1. 100
0 100

Condition Adj

03

03 100

Quality

06

06

DOR CODE

2100

RESTAURANT/CAFE

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

35316.040

1.00/

TOTALS

3,160

3,040

368,888

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNFNCTNORM% COND

5600043,040167.6433129.09392,434198420170006.0094.00

1 RESTAURANT0% - 2021Heated Area: 3010HX Base Yr

COLUMBIA COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE368,888

TOTAL MARKET OB/XF VALUE59,328

TOTAL LAND VALUE - MARKET995,790

TOTAL MARKET VALUE1,424,006

SOH/AGL Deduction0

ASSESSED VALUE1,424,006

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,424,006

TOTAL JUST VALUE1,424,006

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,427,930

PERMIT NUMDESCRIPTIONAMTISSUED

000046699Electrical Servic15003/09/2023

16-0883COMMERCIAL010/13/2016

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

1550/22329/29/2025WDQI011,999,000

GRANTOR: J & C #1 LLC

GRANTEE: AGH ENTERPRISES LLC

1409/05573/31/2020WDU I371,750,000

GRANTOR: RREMC OF LAKE CITY LL

GRANTEE: J & C #1 LLC

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/08/2024MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10260PAVEMENT-A000023,000.00UT1.601.6010020172017310036,800

20166CONC, PAVMT0000950.00UT2.252.251002017201731002,138

30164CONC BIN0000192.00UT11.0011.001002017201731002,112

40295SPKLR SYS00002,730.00UT1.751.751001984198431004,778

50253LIGHTING00009.00UT1,500.001,500.0010020172017310013,500

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

12100CRESTAURANT00000.000.0066,386.00SF1.001.001.0015.0015.00995,790

REVIEW DATE03/26/2024BYMETotal Acres: 1.52Total Land Value: 995,790Market: 0Agricultural: 0Common: 995,790PRINTED 11/17/2025 BY SYS

176 NW CENTURION CT, LAKE CITY

Basement Footprint Diagram

Diagram showing a rectangular building footprint with dimensions: 38' x 42'. The footprint is divided into sections labeled UOP (Unoccupied Portion) and BAS (Basement). The total area is 3010 sq ft. The diagram also shows the location of the building relative to the street frontage.