

BEG AT A PT WHERE THE E LINE OF
S/D INTERS N'LY R/W OF US-90, RU
137.11 FT, RUN N 350.36 FT TO A

NELSON LIVING TRUST
18432 AQUINO WAY
SARATOGA, CA 95070

2026

35-3S-16-02573-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
Exterior Wall	16	WD FR STUC 80								5700	04	3,022	155.0715	142.67	431,149	2002	2020	0	0	0	4.00	96.00										
Exterior Wall	19	COMMON BRK 20								1 RES F/FOOD 0% - 2022										Heated Area: 3000												
Roof Structure	04	WOOD TRUSS 100																		HX Base Yr												
Roof Cover	14	PREFIN MT 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	15	HARDTILE 100																														
Ceiling	02	F.NOT SUS 100																														
Air Condition	06	ENG CENTRL 100																														
Heating Type	09	ENG F AIR 100																														
Fixtures	12	100																														
Frame	02	WOOD FRAME 100																														
Story Height		12 100																														
RMS		4 100																														
Stories	1.	1. 100																														
Units		0 100																														
Condition Adj	04	04 100																														
Quality	07	07																														
DOR CODE	2100 RESTAURANT/CAFE																															
MAP NUM																				MKT AREA 06												
NEIGHBORHOOD/LOC	35316.020 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	3,000	100		3,000	410,890																											
CAN	24	30		7	959																											
CAN	50	30		15	2,054																											
TOTALS 3,074 3,022 413,903																																
EXTRA FEATURES																																
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	2,929.00	UT	2.00	2.00	100	2002	2002	3	100	5,858																
2	0260	PAVEMENT-A	0	0	0	0	21,258.00	UT	1.00	1.00	100	2002	2002	3	100	21,258																
3	0164	CONC BIN	0	0	25	12	300.00	UT	8.50	8.50	100	2002	2002	3	100	2,550																
4	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	5,000																
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500																
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500																
TOTAL OB/XF 39,666																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	2100	C	RESTAURANT	0		CG	0.00	0.00	47,045.00	SF		1.00	1.00	1.00	15.00	15.00	705,675															
REVIEW DATE 07/12/2023 BY JB Total Acres: 1.08 Total Land Value: 705,675 Market: 0 Agricultural: 0 Common: 705,675 PRINTED 11/17/2025 BY SYS																																

3017 W US HIGHWAY 90 , LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024 MLU

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/2088	5/17/2021	WD U	I	I	37	4,100,000

GRANTOR: BW 3017 LAKE CITY LLC
GRANTEE: NELSON LIVING TRUST

1411/1133	5/13/2020	WD Q	I	I	01	1,175,000
GRANTOR: SANDHILL SHOPPING CEN GRANTEE: BW 3017 LAKE CITY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] E40 S75 W40 N75 \$
CAN=[ORIG=-5,52] E5 S10 W5 N10 \$
CAN=[ORIG=43,42] W3 S8 E3 N8 \$