THE E 83 FT OF THE N 330 FT OF
LOT 6 & THE W 67 FT OF THE N
330 FT OF LOT 5, LAKE HARRIS

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

2026

35-3S-16-02579-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

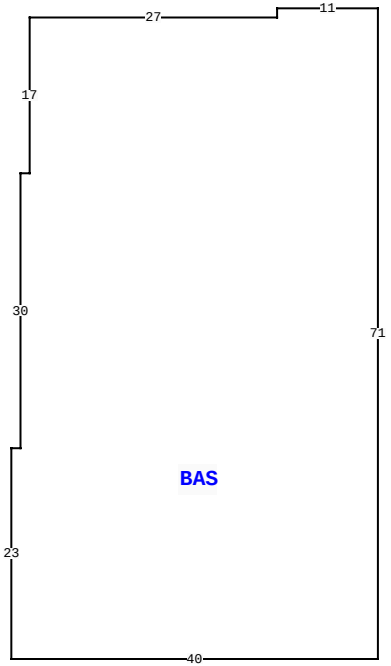
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100		2,747	365,338
TOTALS	2,747			2,747	365,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	2,747	157.1252	144.56	397,106	2015	2015	0	0	0	8.00	92.00

2 RES F/FOOD 0% - 0 Heated Area: 2747 HX Base Yr



2916 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	365,338
TOTAL MARKET OB/XF VALUE	81,983
TOTAL LAND VALUE - MARKET	744,870
TOTAL MARKET VALUE	1,192,191
SOH/AGL Deduction	0
ASSESSED VALUE	1,192,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,192,191
TOTAL JUST VALUE	1,192,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,196,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0465	COMMERCIAL	2,737	12/12/2014
14-0460	DEMOLISH	25	12/08/2014
3926	REMODEL	150	09/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/1075	10/20/2014	WD	Q	I	03	900,000
GRANTOR: SUHAG INC						
GRANTEE: CFT DEVELOPMENTS LL						
1053/0806	7/27/2005	WD	Q	I		1,200,000
GRANTOR: TEERTH INC						
GRANTEE: SUHAG INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S1 W27 S17 W1 S30 W1 S23 E40 N71$.

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	0260	PAVEMENT-A	0	0	0	0	29,635.00	UT	1.60	1.60	100	2015	2015	3	100	47,416	
2	0166	CONC,PAVMT	0	0	0	0	6,780.00	UT	2.00	2.00	100	2015	2015	3	100	13,560	
3	0164	CONC BIN	0	0	10	20	200.00	UT	11.00	11.00	100	2015	2015	3	100	2,200	
4	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	6,000	
5	0295	SPKLR SYS	0	0	0	0	2,747.00	UT	1.75	1.75	100	2015	2015	3	100	4,807	
6	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 81,983

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	2100	C	RESTAURANT	0		CG	150.00	330.00	49,658.00	SF		1.00	1.00	1.00	15.00	15.00	744,870							

REVIEW DATE 11/02/2018 BY KR Total Acres: 1.14 Total Land Value: 744,870 Market: 0 Agricultural: 0 Common: 744,870 PRINTED 11/17/2025 BY SYS