NE DIV: COMM SE COR OF NW1/4 OF
RUN NW 254.4 FT TO N R/W OF RD F
CONT NW ALONG R/W 127.10 FT, N 3

DAVIS TRUST DATED MARCH 28, 2024
6311 SHERIDAN WAY
BUENA PARK, CA 90620

2026

00-00-00-11169-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,384
TOTAL MARKET VALUE	20,384
SOH/AGL Deduction	0
ASSESSED VALUE	20,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,384
TOTAL JUST VALUE	20,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,384

SALE:1:1: INCLUDED 11171-001 & 11166-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1761	4/23/2025	WD	U	I	11	100
GRANTOR: DAVIS VICKI L						
GRANTEE: DAVIS TRUST DATED M						
1520/759	7/26/2024	WD	U	I	11	100
GRANTOR: DAVIS VICKI L						
GRANTEE: DAVIS TRUST DATED M						

BUILDING NOTES

BUILDING DIMENSIONS

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

TOTAL OB/XF 0

LAND DESCRIPTION

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	0000	C	VAC RES	0		00	0.00	0.00	10.40	AC		1.00	1.00	0.40	4,900.00	1,960.00	20,384							

REVIEW DATE 09/10/2015 BY DF Total Acres: 10.40 Total Land Value: 20,384 Market: 0 Agricultural: 0 Common: 20,384 PRINTED 06/19/2026 BY SYS