C DIV: BEG NW COR, RUN E
202.31 FT, S 27.08 FT, W
202.02 FT, N 26.88 FT TO POB.

HILLSBORO CENTER LLC
1511 BURRELL CT
SAN JOSE, CA 95126

2027

00-00-00-12633-000

BUILDING CHARACTERISTICS

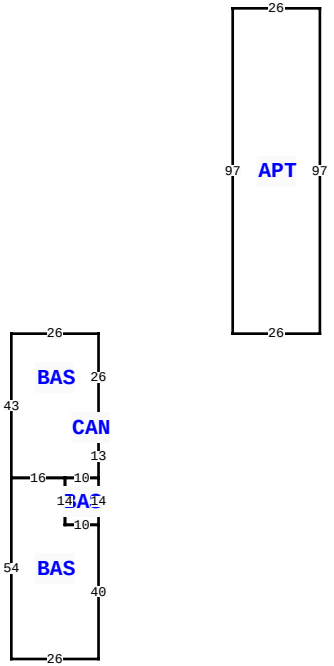
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Interior Floo	00	N/A 0
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1200	MXD RES/OFF/STO
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,522	100		2,522	252,280
BAS	140	100		140	14,004
BAS	1,098	100		1,098	109,836
BAS	1,264	100		1,264	126,441
CAN	20	30		6	600
TOTALS	5,044			5,030	503,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3910	04	5,030	135.3254	104.20	524,126	1955	2020	0	0	0	4.00	96.00

1 SHOP/APT 0% - 0 Heated Area: 5024 HX Base Yr



120 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	95	26	2,470.00	UT	1.10	1.10	100	2002	2002	3	100	2,717	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	503,161
TOTAL MARKET OB/XF VALUE	2,717
TOTAL LAND VALUE - MARKET	54,540
TOTAL MARKET VALUE	560,418
SOH/AGL Deduction	279,276
ASSESSED VALUE	281,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,142
TOTAL JUST VALUE	560,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,418

SALE:3:1: 3 PARCELS - 1 DEED

SALE:2:1: NELL'S DINER

SALE:1:1: RETURNING PROPERTY TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0292	REMODEL	0	06/11/2020
19-0640	REMODEL	884	11/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1505	9/13/2019	WD	Q	I	01	155,000
GRANTOR: TERESA SHERROD						
GRANTEE: HILLSBORO CENTER LL						
1121/1150	5/18/2007	WD	Q	I	06	34,900
GRANTOR: SHERROD & COLEMAN						
GRANTEE: TERESA SHERROD						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[ORIG=40,0] E26 N97 W26 S97 $
BAS=[ORIG=-10,43] W16 S54 E26 N40 W10 N14 $
BAS=[ORIG=0,0] W26 S43 E16 E10 N13 W5 N4 E5 N26 $
BAS=[ORIG=0,57] N14 W10 S14 E10 $
CAN=[ORIG=0,30] N4 W5 S4 E5 $
PTR=[ORIG=0,0] E40 W40 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,717

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	1200	C	STORE COMB	0		*C-CBD	26.00	97.00	5,454.00	SF		1.00	1.00	1.25	8.00	10.00	54,540							

REVIEW DATE 03/05/2026 BY ME Total Acres: 0.13 Total Land Value: 54,540 Market: 0 Agricultural: 0 Common: 54,540 PRINTED 11/16/2026 BY SYS