LOTS 6 & 7 BLOCK 3 THOMAS PARK S

747-903, CT 1075-923, WD 1084-16

TAVARES MACHELL DANICE/TAVARES DAMITRIUS
25167 WINDY COVE ST, UT 1
MURRIETA, CA 92562

2027

00-00-00-12879-006

BUILDING CHARACTERISTICS

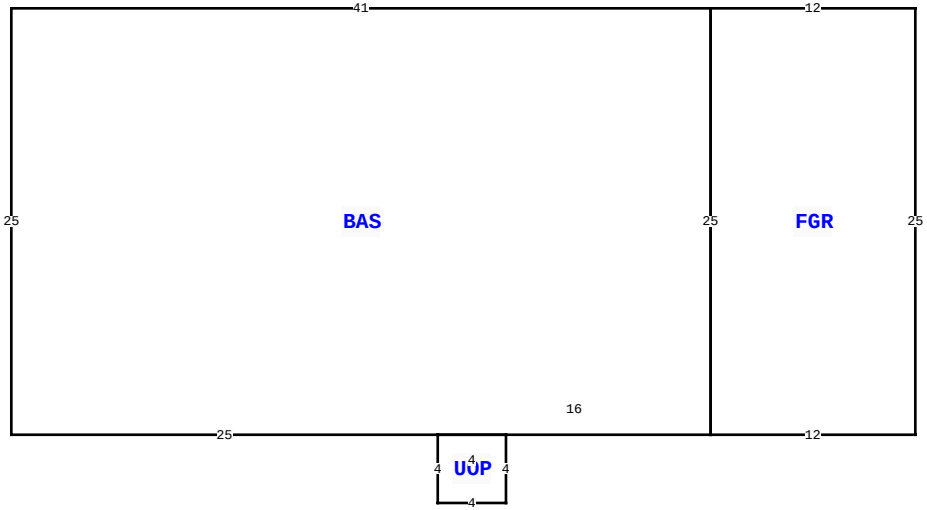
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	79,354
FGR	300	55		165	12,774
UOP	16	20		3	232
TOTALS	1,341			1,193	92,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	117.3000	129.03	153,933	1991	1995	10	0	0	30.00	60.00

1 SINGLE FAM 0% - 2026 Heated Area: 1025 HX Base Yr



981 NE MAPLE LN, LAKE CITY

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	92,360
TOTAL MARKET OB/XF VALUE	968
TOTAL LAND VALUE - MARKET	9,360
TOTAL MARKET VALUE	102,688
SOH/AGL Deduction	0
ASSESSED VALUE	102,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,688
TOTAL JUST VALUE	102,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/759	3/28/2026	QC	U	I	11	100
GRANTOR: TAVARES MACHELL DANIC						
GRANTEE: TAVARES MACHELL DAN						
1554/2180	11/21/2025	QC	U	I	11	100
GRANTOR: GODBOLT HENRY AND VIC						
GRANTEE: TAVARES MACHELL DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E25 UOP= S4 E4N4 W4$ E16 FGR= E12 N25 W12 S25$ N25$.

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	0166	CONC,PAVMT	0	0	53	9	477.00	UT	1.40	1.40	100	0	0	3	100	668	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 968

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	0100	C	SFR	0		*RSF-3	104.00	120.00	12,480.00	SF		1.00	1.00	1.00	0.75	0.75	9,360							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.29 Total Land Value: 9,360 Market: 0 Agricultural: 0 Common: 9,360 PRINTED 11/17/2026 BY SYS