E DIV: THE S 96 FT OF LOT 8 BLOC
S/D & LOT 2 BLK 1 MURRAY'S S/D E
FT & EX A PRCL 69 FT E & W BY 49

WALKER WILL REED IV
1926 SOUTH BONITA AVE
ONTARIO, CA 91762

2026

00-00-00-12929-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

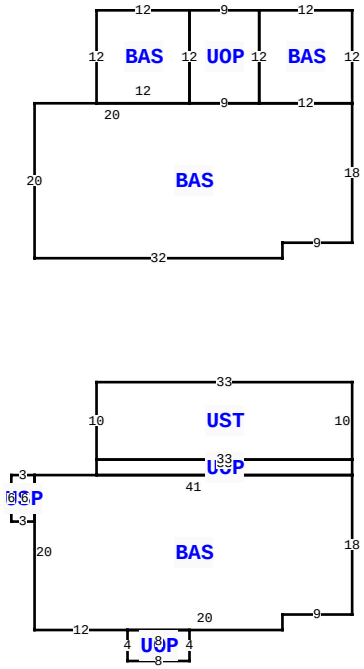
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	144	100		144	9,015
BAS	144	100		144	9,015
BAS	802	100		802	50,210
BAS	802	100		802	50,210
UOP	32	20		6	376
UOP	66	20		13	814
UOP	108	20		22	1,378
USP	18	35		6	376
UST	330	45		148	9,266
TOTALS	2,446			2,087	130,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,087	111.3000	100.17	209,055	1950	1995	0	0	0	37.50	62.50

1 DUPLEX 0% - 2024 Heated Area: 1892 HX Base Yr



949 SE REVA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	130,659
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	13,956
TOTAL MARKET VALUE	144,715
SOH/AGL Deduction	0
ASSESSED VALUE	144,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,715
TOTAL JUST VALUE	144,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0319	MAINT/ALTR	50	07/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/71	5/19/2023	WD	Q	I	01	146,600
GRANTOR: SHANDY PROPERTIES, LL						
GRANTEE: WALKER WILL REED IV						
1454/1444	12/09/2021	WD	Q	I	01	121,900
GRANTOR: CORBETT MICHAEL						
GRANTEE: SHANDY PROPERTIES,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 USP= W3 S6 E3 N6$ S20 E12 UOP= S4 E8 N4 W8$ E20N2 E9 N18$ UOP= N2 UST= N10 W33 S10 E33$ W33 S2 E33$ PTR= N30 BAS= N18 BAS= N12 W12 S12 E12$ W12 UOP= N12 W9 S12 E9$ W9 BAS= N12 W12 S12 E12$ W20 S20 E32 N2 E9$ S30$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0800	C	MULTI-FAM	0		*RSF-3	0.00	0.00	13,956.00	SF		1.00	1.00	1.00	1.00	1.00	13,956							

REVIEW DATE 10/02/2023 BY TP Total Acres: 0.32 Total Land Value: 13,956 Market: 0 Agricultural: 0 Common: 13,956 PRINTED 05/08/2026 BY SYS