LOT 7 QUAIL RUN S/D.

887-1250, WD 1045-2258, WD 1090-

1800 GRANDVIEW TRUST
3225 MCLEOD DRIVE, STE 777
LAS VEGAS, NV 89121

2027

01-4S-16-02670-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 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		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

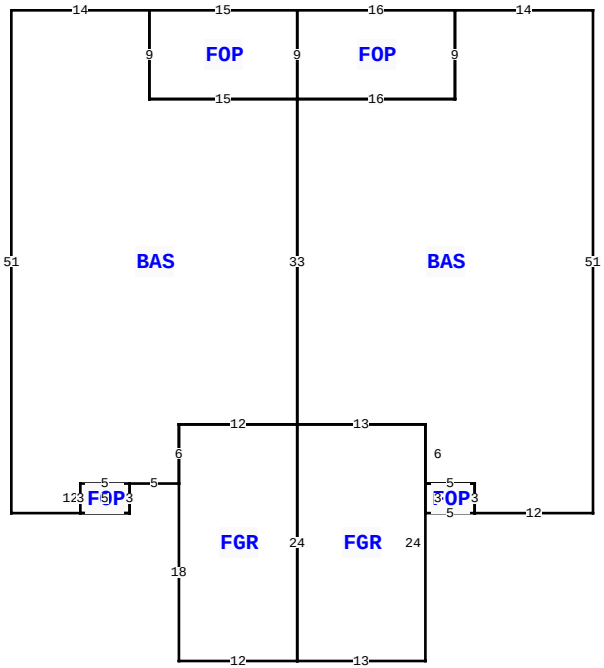
DOR CODE	0800	MULTI-FAM <10	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100		1,221	103,806
BAS	1,254	100		1,254	106,612
FGR	288	55		158	13,433
FGR	312	55		172	14,623
FOP	15	30		4	340
FOP	15	30		4	340
FOP	135	30		40	3,400
FOP	144	30		43	3,656
TOTALS	3,384			2,896	246,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,896	120.6400	104.96	303,964	2006	2006	0	0	0	19.00	81.00

1 DUPLEX 0% - 2022 Heated Area: 2475 HX Base Yr



1800 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	246,211
TOTAL MARKET OB/XF VALUE	2,855
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	267,566
SOH/AGL Deduction	0
ASSESSED VALUE	267,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,566
TOTAL JUST VALUE	267,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3486	MULTIFAM	50	06/23/2006
3486	MULTIFAM	573	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/232	8/20/2021	WD	U	I	11	100
GRANTOR: FERRER-BUSHRA FAMILY						
GRANTEE: 1800 GRANDVIEW TRUS						
1331/2070	3/14/2016	WD	U	I	11	100
GRANTOR: CHRISTOPHER BUSHRA &						
GRANTEE: CHRISTOPHER BUSHRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= S9 W16 N9 E16$ S9 W16 FOP= N9 W15 S9 E15$ BAS= W15 N9 W14 S51 E12 FOP= N3 W5 S3 E5$ N3 E5 FGR= S18 E12 N24 W12 S6$ N6 E12 N33$ S33 FGR= S24 E13 N24 W13$ E13 S6 FOP= S3 E5 N3 W5$ E5 S3 E12 N51$.

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	0	0	1,142.00	UT	2.50	2.50	100	2006	2006	3	100	2,855	

LAND DESCRIPTION

TOTAL OB/XF 2,855

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		RMF-1	80.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/15/2023 BY JB Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS