BUILDING 1, BASCOM SQUARE NORTH
IN ORB 1234-282(DECLARATION OF C

TWEDT FAMILY LIMITED PARTNERSHIP
24 SENDERO
RANCHO SANTA MARGARITA, CA 92688

2027

01-4S-16-02700-000

BUILDING CHARACTERISTICS

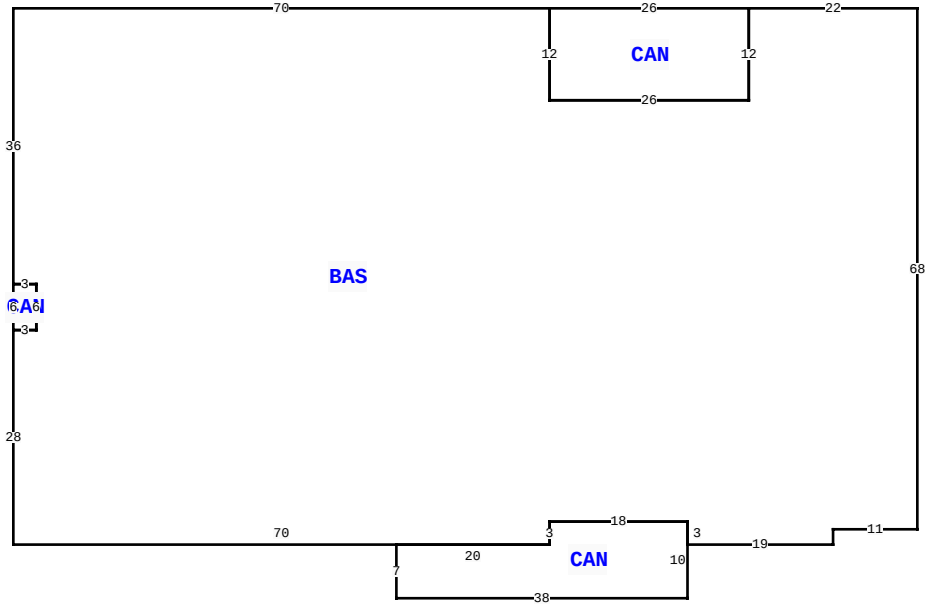
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		27 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		14 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,854	100		7,854	795,227
CAN	18	30		5	506
CAN	312	30		94	9,517
CAN	320	30		96	9,720
TOTALS	8,504			8,049	814,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	8,049	118.5060	105.47	848,928	2020	2020	0	0	0	4.00	96.00

12 OFFC CONDO 0% - 2022 Heated Area: 7854 HX Base Yr



1171 SW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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		814,971
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		11
TOTAL MARKET VALUE		818,282
SOH/AGL Deduction		0
ASSESSED VALUE		818,282
TOTAL EXEMPTION VALUE	08	818,282
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		818,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		818,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0348	COMMERCIAL	6,727	07/09/2019
2335	M H	25	04/09/2002
2336	M H	25	04/09/2002
2328	M H	25	04/03/2002
2328	M H	25	03/26/2002
2324	M H	25	03/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2587	12/28/2021	WD	U	I	37	2,323,900
GRANTOR: CONCEPT DEVELOPMENT I						
GRANTEE: TWEDT FAMILY LIMITE						
1455/1617	12/22/2021	QC	U	I	11	100
GRANTOR: BASCOM SQUARE NORTH C						
GRANTEE: CONCEPT DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,0] S36 E3 S6 W3 S28 E70 N3 E18 S3 E19 N2 E11 N68 W22 S12 W26 N12 W70 $
CAN=[ORIG=80,0] E26 S12 W26 N12 $
CAN=[ORIG=13,36] W3 S6 E3 N6 $
CAN=[ORIG=60,70] S7 E38 N10 W18 S3 W20 $
.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	3,300.00	3,300.00	100	2024	2023		100	3,300	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	7200	C	SCHOOL PRI	0		CN	0.00	0.00	1.00	UT		1.00	1.00	1.00	11.00	11.00	11							

REVIEW DATE 08/15/2023 BY JB Total Acres: 1.00 Total Land Value: 11 Market: 0 Agricultural: 0 Common: 11 PRINTED 11/17/2026 BY SYS