LOT 3 BLOCK A SMITHFIELD ESTATES
978-158, WD 1443-2188

BEVILLE FREDERICK E REVOCABLE TRUST DATED SEPTEMBE
14639 BERRY WAY
SAN JOSE, CA 95124

2026

03-4S-17-07591-103

BUILDING CHARACTERISTICS

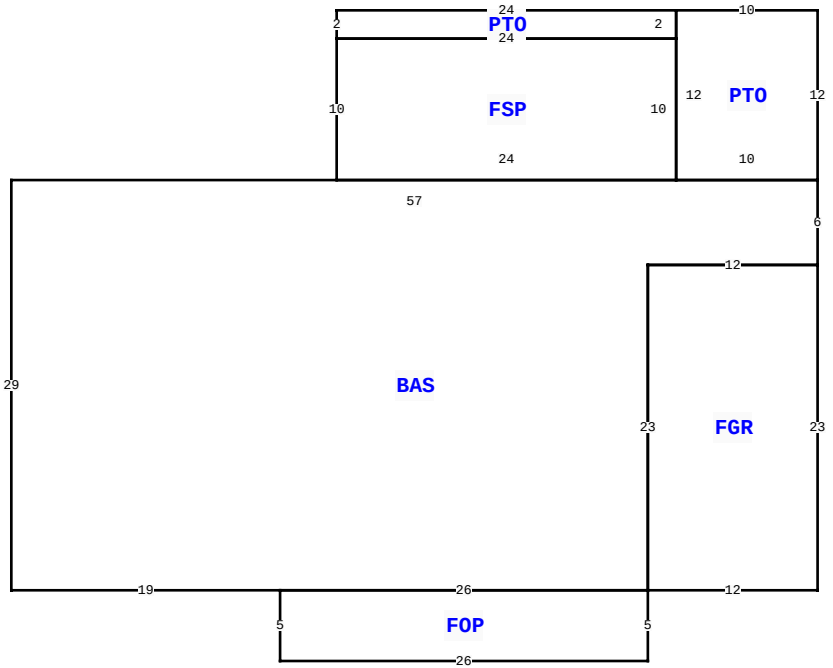
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100		1,377	131,347
FGR	276	55		152	14,499
FOP	130	30		39	3,720
FSP	240	40		96	9,157
PTO	48	5		2	191
PTO	120	5		6	573
TOTALS	2,191			1,672	159,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	109.1916	122.29	204,469	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 0% - 2022 Heated Area: 1377 HX Base Yr



167 SE JOLENE WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	699.00	UT	2.00	2.00	100	2003	2003	3	100	1,398	
2	0169	FENCE/WOOD	0	0	0	0	432.00	UT	3.75	3.75	100	2004	2004	3	100	1,620	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	
4	0264	PRCH,FSP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	159,486
TOTAL MARKET OB/XF VALUE	7,018
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	189,004
SOH/AGL Deduction	0
ASSESSED VALUE	189,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,004
TOTAL JUST VALUE	189,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047496	Roof Replacement	10,600	06/19/2023
19666	SFR	249	06/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/2188	7/30/2021	WD	Q	I	01	192,000
GRANTOR: BRYANT TRACY L						
GRANTEE: BEVILLE FREDERICK E						
0978/0158	3/17/2003	WD	Q	I		72,000
GRANTOR: JEFFREY L SR & LINDA						
GRANTEE: TRACY L BRYANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W57 S29 E19 E26 N23 E12 N6 $
FGR=[ORIG=-12,29] E12 N23 W12 S23 $
FSP=[DPR_YEAR=2021;ORIG=-10,-10] W24 S10 E24 N10 $
FOP=[ORIG=-38,29] S5 E26 N5 W26 $
PTO=[DPR_YEAR=2021;ORIG=-10,0] E10 N12 W10 S12 $
PTO=[DPR_YEAR=2021;ORIG=-10,-10] W24 N2 E24 S2 $
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LAND DESCRIPTION

TOTAL OB/XF 7,018

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 0.52 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/09/2026 BY SYS