COMM NE COR OF NW1/4 OF NW1/4,
RUN W 496.8 FT, S 542.2 FT TO
SW COR HOSAE DELONG TRACT FOR

THORNER FD LAKE CITY LLC
148 LELAND WAY
TIBURON, CA 94920

2027

05-4S-17-07655-000

BUILDING CHARACTERISTICS

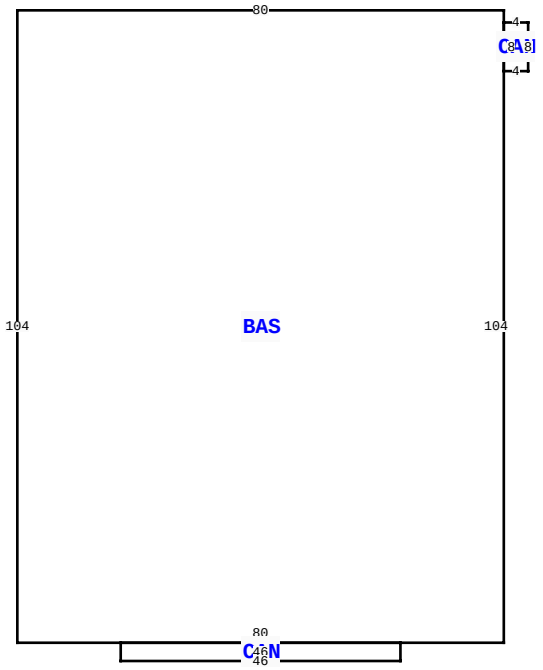
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,320	100		8,320	438,930
CAN	32	30		10	528
CAN	138	30		41	2,163
TOTALS	8,490			8,371	441,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	8,371	107.0467	59.95	501,841	2012	2012	0	0	0	12.00	88.00

2 STORE DISC 0% - 0 Heated Area: 8320 HX Base Yr



990 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0260	PAVEMENT-A	0	0	0	0	24,300.00	UT	1.60	1.60	100	2012	2012	3	100	38,880	
2	0166	CONC,PAVMT	0	0	0	0	1,232.00	UT	2.25	2.25	100	2012	2012	3	100	2,772	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2012	2012	3	100	6,000	
4	0169	FENCE/WOOD	0	0	0	0	98.00	UT	10.50	10.50	100	2012	2012	3	100	1,029	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	441,620
TOTAL MARKET OB/XF VALUE	48,681
TOTAL LAND VALUE - MARKET	334,768
TOTAL MARKET VALUE	825,069
SOH/AGL Deduction	0
ASSESSED VALUE	825,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	825,069
TOTAL JUST VALUE	825,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	825,069

SALE:3:1: INCLUDED PERSONAL PROPERTY

SALE:2:1: TOM'S PLACE

SALE:1:1: BOUGHT 46,000 SF TO ADD TO PARKING LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0735	REMODEL	0	09/15/2015
280	COMMERCIAL	290	07/20/2012
1411	MAINT/ALTR	75	09/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/2228	4/11/2012	WD	U	I	12	225,000
GRANTOR: COLUMBIA BANK						
GRANTEE: 990 SW MAIN LLC						
1246/0072	8/12/2011	WD	U	I	37	1,301,000
GRANTOR: 990 SW MAIN LLC						
GRANTEE: THORNER FD LAKE CIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W80 S104 E80 N104 $
CAN=[ORIG=-63,104] E46 S3 W46 N3 $
CAN=[ORIG=0,2] E4 S8 W4 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 48,681

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	1100	C	STORE 1FLR	0		CG	144.00	250.00	36,000.00	SF		1.00	1.00	1.00	5.50	5.50	198,000							
2	1100	C	STORE 1FLR	0		00	0.00	0.00	68,384.00	SF		1.00	1.00	1.00	2.00	2.00	136,768							

REVIEW DATE 12/03/2021 BY ME Total Acres: 2.40 Total Land Value: 334,768 Market: 0 Agricultural: 0 Common: 334,768 PRINTED 11/16/2026 BY SYS