LOT 1 BLOCK 8 LAKE FOREST S/D UN
CLOSED RD DESC IN ORD 2018-2100.

OPENDOOR PROPERTY TRUST
1295 W WASHING ST, STE 115
TEMPE, AZ 85288

2027

06-4S-17-07919-000

BUILDING CHARACTERISTICS

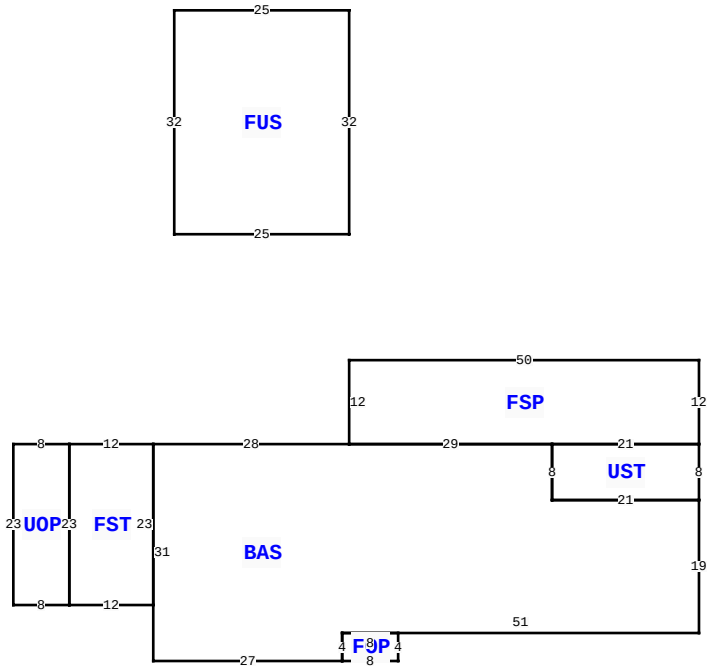
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	168,831
FOP	32	30		10	826
FSP	600	40		240	19,804
FST	276	55		152	12,542
FUS	800	100		800	66,014
UOP	184	20		37	3,053
UST	168	45		76	6,271
TOTALS	4,106			3,361	277,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,361	115.4108	126.95	426,679	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2846 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/21/2023 MLU
AG DATE	

502 SW GRANDVIEW ST, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		277,341
TOTAL MARKET OB/XF VALUE		22,572
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		320,263
SOH/AGL Deduction		783
ASSESSED VALUE		319,480
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		263,069
TOTAL JUST VALUE		320,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,310

SALE:2:1: LOT 1, BLOCK 8, LAKE FOREST UNIT 3

SALE:1:1: LOT 1 BLK 8 LAKE FOREST UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3264	POOL ENCL	0	05/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1193	7/17/2026	WD	Q	I	01	345,000
GRANTOR: DESTEFANIS MATTHEW J						
GRANTEE: OPENDOOR PROPERTY T						
1442/926	7/09/2021	QC	U	I	11	100
GRANTOR: GIBSON PAULINE E						
GRANTEE: DESTAFANIS MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FST= W12 UOP= W8 S23 E8 N23$ S23 E12 N23$ S31 E27
FOP= E8N4 W8 S4$ N4 E51 N19 UST= N8 W21 S8 E21$ W21 N8 FSP=
E21 N12 W50 S12 E29$ W29$ PTR=N30 FUS= N32 W25S32 E25$ 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	290	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1975	1975	3	30	10,752	
4	0282	POOL ENCL	0	100	38	50	1,900.00	UT	15.00	15.00	100	1993	1993	3	40	11,400	

LAND DESCRIPTION

TOTAL OB/XF 22,572

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	100		*RSF-2	113.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS