LOT 8 BLOCK A GRANDVIEW VILLAGE UNIT 2.

GREENBERG AARON/GREENBERG ANNA
30112 BONITA SPRINGS ST
MURRIETA, CA 92563

2027

06-4S-17-08018-208

BUILDING CHARACTERISTICS

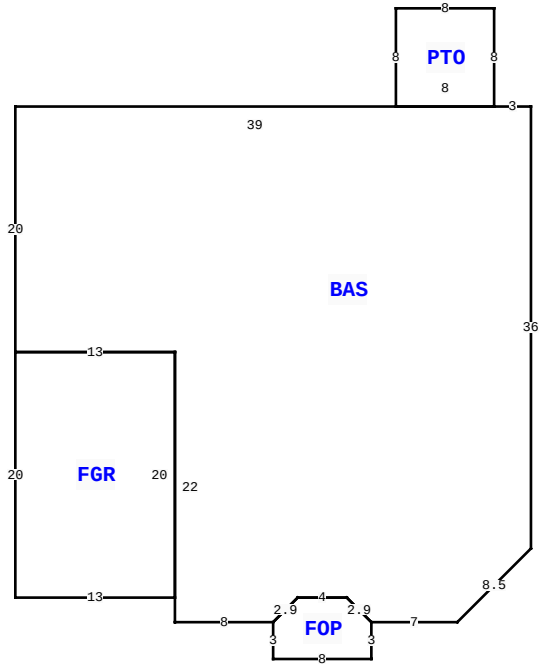
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100		1,448	165,197
FGR	260	55		143	16,315
FOP	36	30		11	1,255
PTO	64	5		3	342
TOTALS	1,808			1,605	183,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	126.4800	139.13	223,304	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1448 HX Base Yr



1209 SW JAMESTOWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	0	0	0	295.00	UT	3.00	3.00	100	2007	2007	3	100	885	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	183,109
TOTAL MARKET OB/XF VALUE	1,285
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	206,894
SOH/AGL Deduction	0
ASSESSED VALUE	206,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,894
TOTAL JUST VALUE	206,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/12/2023
10	SFR	50	03/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1906	9/25/2017	WD	Q	I	01	134,000
GRANTOR: JEFFREY D & SAMANTHA						
GRANTEE: AARON & ANNA GREENB						
1337/1793	5/22/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DAVID						
GRANTEE: JEFFREY D & SAMANTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 PTO= N8 W8 S8 E8 $ W39 S20 FGR= S20 E13 N20 W13$ E13 S22 E8 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E7 R6 U6 N36$.

LAND DESCRIPTION

TOTAL OB/XF 1,285

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 04/02/2024 BY JS Total Acres: 0.14 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS