LOT 23 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1094-1833

JHA RAJESH/JHA SWETA
5 QUEENS WREATH WAY
IRVINE, CA 92612-2110

2027

06-4S-17-08018-323

BUILDING CHARACTERISTICS

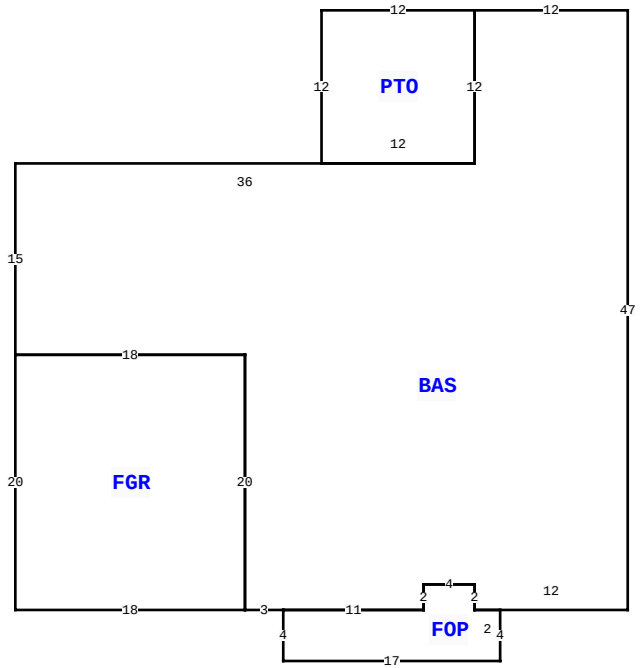
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,456	100		1,456	148,670
FGR	360	55		198	20,218
FOP	76	30		23	2,348
PTO	144	5		7	714
TOTALS	2,036			1,684	171,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	114.6000	126.06	212,285	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr



1203 SW YORKTOWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	171,951
TOTAL MARKET OB/XF VALUE	2,004
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	196,455
SOH/AGL Deduction	0
ASSESSED VALUE	196,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,455
TOTAL JUST VALUE	196,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3739	SFR	343	05/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/1833	8/29/2006	WD	Q	I		161,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: RAJESH & SWETA JHA						
1076/2455	3/08/2006	WD	Q	V		588,300
GRANTOR: RICHARD C COLE AS TRU						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= W12 S12 E12 N12$ S12 W36 S15 FGR= S20 E18 N20 W18$ E18 S20 E3 FOP= S4 E17 N4 W2 N2 W4 S2 W11$ E11 N2 E4 S2 E12 N47$.

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	668.00	UT	3.00	3.00	100	2006	2006	3	100	2,004	

LAND DESCRIPTION

TOTAL OB/XF 2,004

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

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS