LOT 25 TIMBERLANDS S/D PHASE 1

WD 1134-1698, WD 1158-307, WD 12

ZOOM CASA SP SPV LLC
16501 VENTURA BLVD, STE 610
ENICIO, CA 91436

2027

10-4S-16-02856-125

BUILDING CHARACTERISTICS

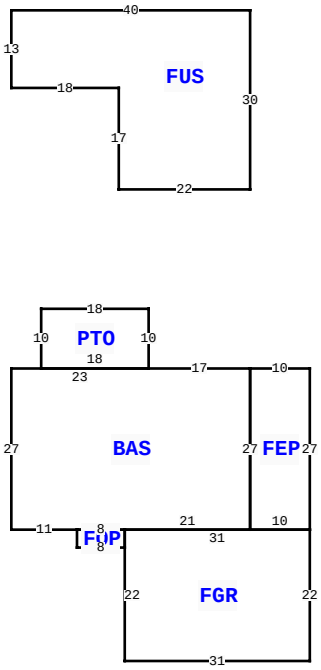
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	111,172
FEP	270	80		216	22,234
FGR	682	55		375	38,602
FOP	24	30		7	720
FUS	894	100		894	92,025
PTO	180	5		9	926
TOTALS	3,130			2,581	265,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,581	112.7480	124.02	320,096	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2012 Heated Area: 1974 HX Base Yr 2012



152 SW MULBERRY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,191.00	UT	3.00	3.00	100	2008	2008	3	100	3,573	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		265,680
TOTAL MARKET OB/XF VALUE		3,573
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		294,253
SOH/AGL Deduction		99,070
ASSESSED VALUE		195,183
TOTAL EXEMPTION VALUE	HX HB 13	195,183
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		294,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050348	Roof Replacement	24,000	07/12/2024
26545	SFR	691	12/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1581/2715	11/09/2026	WD	Q	I	01	365,000
GRANTOR: FOSTER TIMOTHY CAL						
GRANTEE: ZOOM CASA SP SPV LL						
1205/1940	11/12/2010	WD	Q	I	01	183,900
GRANTOR: QMI INC						
GRANTEE: TIMOTHY CAL FOSTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W18 S10 E18$ W23 S27 E11 FOP= S3 E8 N3 W8$ E8 FGR= S22 E31 N22 W31$ E21 FEP= E10 N27 W10 S27$ N27$ PTR= N30 FUS= N30 W40 S13 E18 S17 E22$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,573

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 08/28/2024 BY JS Total Acres: 0.51 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS