LOT 83 CALLAWAY S/D PHASE 3.
WD 1016-991, WD 1028-156,
WD 1036-2998, WD 1036-2998, DC

NISHKIAN CHRISTINA L FIERRO REVOCABLE LIVING TRUST
8932 GREENLAWN ST
RIVERSIDE, CA 92508

2027

15-4S-16-03023-383

BUILDING CHARACTERISTICS

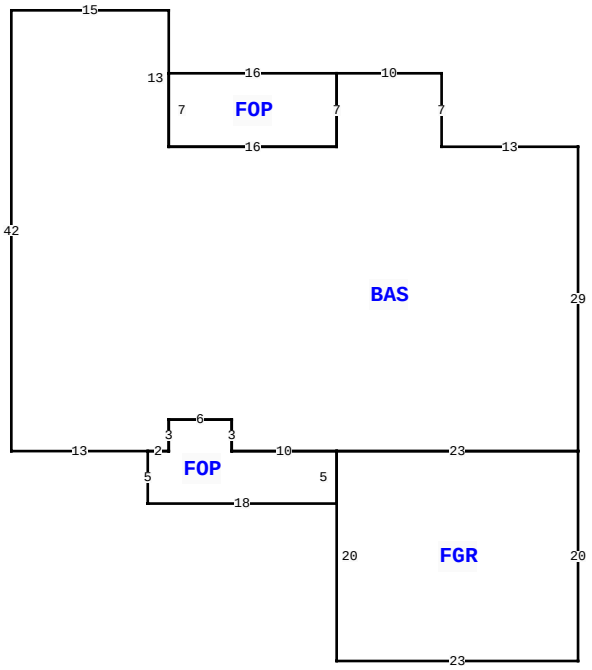
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		15416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100		1,813	179,635
FGR	460	55		253	25,067
FOP	108	30		32	3,170
FOP	112	30		34	3,369
TOTALS	2,493			2,132	211,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	114.0183	125.42	267,395	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1813 HX Base Yr



246 SW WILSHIRE 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	0	0	0	1,092.00	UT	2.00	2.00	100	2004	2004	3	100	2,184	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	211,242
TOTAL MARKET OB/XF VALUE	2,284
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	248,526
SOH/AGL Deduction	0
ASSESSED VALUE	248,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,526
TOTAL JUST VALUE	248,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045291	Roof Replacement	13,020	08/26/2022
21891	SFR	539	05/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2579	8/24/2018	TR	U	I	11	100
GRANTOR: CHRISTINA L FIERRO NI						
GRANTEE: CHRISTINA L FIERRO						
1359/1031	5/04/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GREGO						
GRANTEE: GREGORY D & CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N7 W10 FOP= W16 S7 E16 N7$ S7 W16 N 13 W15 S42 E13
FOP= S5 E18 N5 W10 N3 W6 S3 W2$ E2 N3 E6 S3 E10 FGR= S20 E23
N20 W23$ E23 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,284

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	35,000.00	35,000.00	35,000							

REVIEW DATE 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS