LOT 11 COUNTRY SIDE ESTATES.

WD 1054-2692, WD 1153-1997, QC 1

ZAZEN INVESTMENTS LLC
2033 GRIFFITH PARK BLVD
LOS ANGELES, CA 90039

2027

15-4S-17-08359-111

BUILDING CHARACTERISTICS

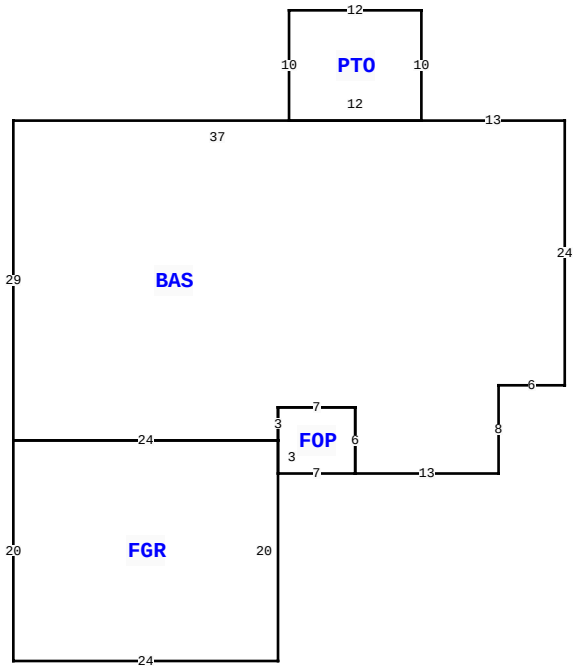
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	136,913
FGR	480	55		264	25,135
FOP	42	30		13	1,238
PTO	120	5		6	571
TOTALS	2,080			1,721	163,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	109.5640	120.52	207,415	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1438 HX Base Yr



244 SE VICTORIA GLN, 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	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,858
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	188,258
SOH/AGL Deduction	0
ASSESSED VALUE	188,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,258
TOTAL JUST VALUE	188,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1153/1997	2/09/2007	WD	Q	I	03	165,000
GRANTOR: PIERSON						
GRANTEE: ZAZEN INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W12 S10 E12$ W37 S29 FGR= S20 E24 N20 W24$ E24 FOP= S3 E7 N6 W7 S3$ N3 E7 S6 E13 N8 E6 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/20/2017 BY DF Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS