

COMM NW COR OF NW1/4 OF SW1/4, R
FOR POB, RUN E 102.08 FT, SE 40.
FT, W 121.37 FT, N 124.04 FT TO

GPL HOLDINGS LLC
4711 E FALCON DRIVE, STE 221
MESA, AZ 85212

2026

15-4S-17-08360-107

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	70		
Exterior Wall	31	VINYL SID	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		0	100		
RMS		0	100		
Stories	0	0	100		
Units		2	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0800	MULTI-FAM	<10		
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	15417.020	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	89,442
FOP	12	30		4	209
FOP	12	30		4	209
FOP	110	30		33	1,726
FOP	110	30		33	1,726
FST	35	55		19	994
TOTALS	1,989			1,803	94,306

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	0%	2022									
Heated Area: 1710 HX Base Yr												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				94,306		
TOTAL MARKET OB/XF VALUE				2,400		
TOTAL LAND VALUE - MARKET				18,500		
TOTAL MARKET VALUE				115,206		
SOH/AGL Deduction				0		
ASSESSED VALUE				115,206		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				115,206		
TOTAL JUST VALUE				115,206		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				110,948		
BLDG:1:1: KHACHIGAN DUPLEX						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2441	2/11/2021	WD	U	I	11	100
GRANTOR: SCHWARTZ JONATHAN L &						
GRANTEE: GPL HOLDINGS LLC						
1420/0715	9/11/2020	WD	U	I	11	100
GRANTOR: GPL HOLDINGS LLC						
GRANTEE: JONATHAN L SCHWARTZ						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP= N5 W22 S5 E22\$ BAS= W22FST= N5 W7 S5 E7 \$ W7 FOP= N5 W22 S5 E22\$ W22 S34 E12 FOP= E4 N3 W4 S3\$ N3 E4 S3 E19 FOP= E4 N3 W4 S3\$ N3 E4 S3 E12 N34\$.						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0800	C	MULTI-FAM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								