BEG NE COR OF NE1/4 OF SW1/4, RU
W 214 FT TO E R/W DOUBLE RUN RD,
R/W 262 FT TO N LINE OF NE1/4 OF

GV REO 2025-1, LLC
333 S ANITA DR, STE 400
ORANGE, CA 92868

2027

20-3S-17-05345-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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 07

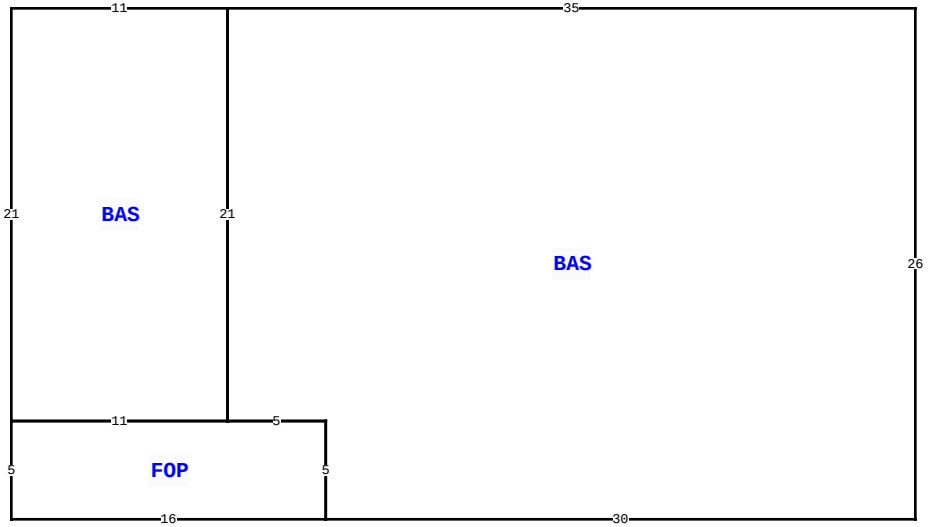
NEIGHBORHOOD/LOC 20317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	231	100		231	17,993
BAS	885	100		885	68,933
FOP	80	30		24	1,869
TOTALS	1,196			1,140	88,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,140	108.9360	119.83	136,606	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1116 HX Base Yr



471 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	20	20	400.00	UT	2.00	2.00	50	1993	1993	3	50	400	
2	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	50	1993	1993	3	50	500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,794
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	14,929
TOTAL MARKET VALUE	105,123
SOH/AGL Deduction	0
ASSESSED VALUE	105,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,123
TOTAL JUST VALUE	105,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043898	Roof Replacement	8,056	03/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/1834	8/25/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: GV REO 2025-1, LLC						
0803/0770	3/23/1995	WD	Q	I	02	0
GRANTOR: BEULLAH M DUNNING						
GRANTEE: DONALD PAUL & CANOV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 BAS= W11 S21 E11 N21$ S21 FOP= W11 S5 E16 N5 W5$ E5 S5 E30 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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			0.00	0.00	37,323.00	SF		1.00	1.00	0.80	0.50	0.40	14,929							

REVIEW DATE 12/14/2022 BY JS Total Acres: 0.86 Total Land Value: 14,929 Market: 0 Agricultural: 0 Common: 14,929 PRINTED 11/17/2026 BY SYS