LOT 10 BLK B 242 VILLAGE REPLAT.
636-722, 655-215, 669-377, WD 10

VRASTIL LORA L/VRASTIL TIMOTHY RICHARD
3525 MAPLE AVE
MANHATTACN BEACH, CA 90266

2026

21-4S-17-08640-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

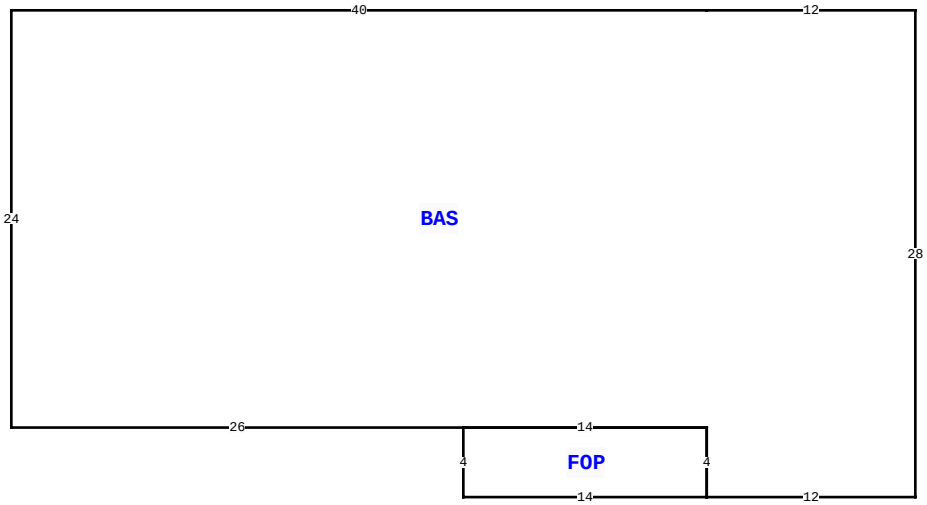
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	104,963
FOP	56	30		17	1,377
TOTALS	1,352			1,313	106,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	109.3000	124.60	163,600	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1296 HX Base Yr



229 SW COLISEUM PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	106,340
TOTAL MARKET OB/XF VALUE	750
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	129,090
SOH/AGL Deduction	0
ASSESSED VALUE	129,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,090
TOTAL JUST VALUE	129,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1450/1624	8/25/2021	WD	U	I	30	114,000
GRANTOR: AIRSUPERIORITY LLC						
GRANTEE: VRASTIL LORA L						
1310/1090	2/16/2016	WD	U	I	12	40,000
GRANTOR: DESJARDINS FLORIDA LO						
GRANTEE: AIRSUPERIORITY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E26 FOP= S4 E14 N4 W14$ E14 S4 E12 N28 W12 $.

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	0	0	3	100	650	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 750

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-	2130.00	241.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.72 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/13/2026 BY SYS