LOT 1 CRS BASCOM NORRIS AT LAKE
WD 1386-2088, WD 1400-589, WD 15

GOLDEN STONE DG5 LLC
15506 ORCHID AVE
TUSTIN, CA 92782

2027

25-3S-16-02284-101

BUILDING CHARACTERISTICS

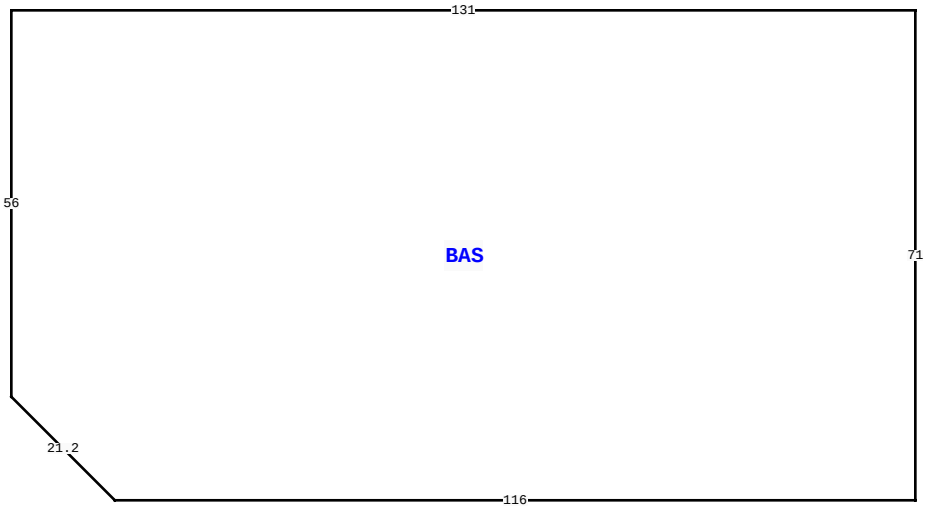
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	18	CEMENT BRK 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,189	100		9,189	482,532
TOTALS	9,189			9,189	482,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,189	97.6801	54.70	502,638	2019	2019	0	0	0	4.00	96.00

1 STORE DISC 0% - 0 Heated Area: 9189 HX Base Yr



1771 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0260	PAVEMENT-A	0	0	0	0	18,522.00	UT	1.60	1.60	100	2019	2019	3	100	29,635	
2	0166	CONC,PAVMT	0	0	0	0	2,464.00	UT	2.00	2.00	100	2019	2019	3	100	4,928	
3	0164	CONC BIN	0	0	12	18	216.00	UT	11.00	11.00	100	2019	2019	3	100	2,376	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	482,532
TOTAL MARKET OB/XF VALUE	36,939
TOTAL LAND VALUE - MARKET	147,472
TOTAL MARKET VALUE	666,943
SOH/AGL Deduction	0
ASSESSED VALUE	666,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	666,943
TOTAL JUST VALUE	666,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	666,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38430	COMMERCIAL	2,160	08/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/693	4/13/2026	WD	Q	I	01	1,592,400
GRANTOR: MY GREENS DG LLC						
GRANTEE: GOLDEN STONE DG5 LL						
1400/0589	11/19/2019	WD	U	I	37	1,734,600
GRANTOR: CONCEPT DEVELOPMENT I						
GRANTEE: MY GREEN DG LLC(92.						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W131 S56 D15 R15 E116 N71$.

LAND DESCRIPTION

TOTAL OB/XF 36,939

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	1100	C	STORE 1FLR	0		A-1	0.00	0.00	98,315.00	SF		1.00	1.00	1.00	1.50	1.50	147,472							

REVIEW DATE 03/06/2026 BY JB Total Acres: 2.26 Total Land Value: 147,472 Market: 0 Agricultural: 0 Common: 147,472 PRINTED 11/16/2026 BY SYS