COMM AT NW COR OF SE1/4 OF SEC R
TO E R/W OF CR 252A, CONT E 650.
E 263.26 FT, SE 348.35 FT, W 322

ANDERSON CHARLES JR
36867 FIR COURT
NEWARK, CA 94560

2027

26-3S-15-00245-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

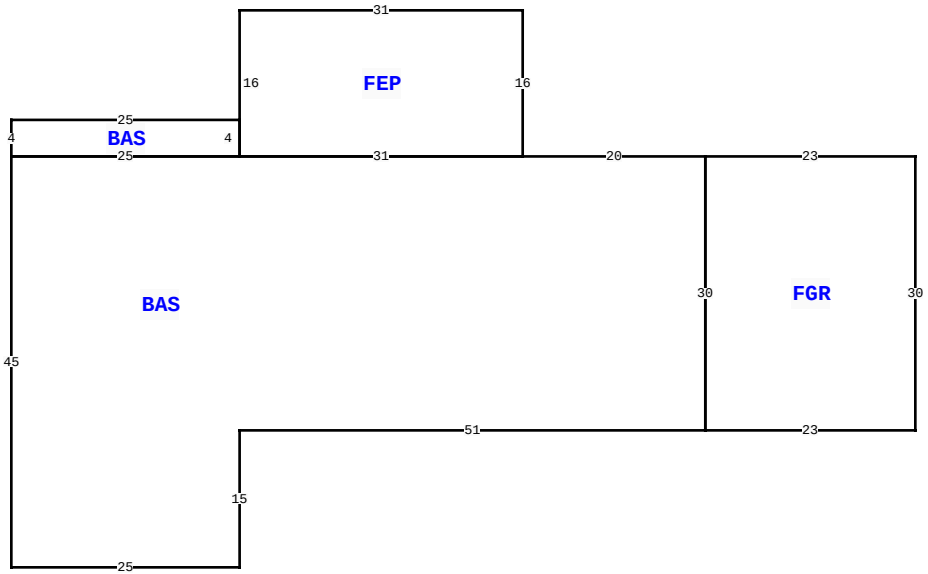
NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	7,259
BAS	2,655	100		2,655	192,715
FEP	496	80		397	28,816
FGR	690	55		380	27,583
TOTALS	3,941			3,532	256,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,532	101.5200	111.67	394,418	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2755 HX Base Yr



469 SW KOONVILLE AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/20/2026 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1982	1982	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	256,372
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	19,320
TOTAL MARKET VALUE	278,192
SOH/AGL Deduction	0
ASSESSED VALUE	278,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,192
TOTAL JUST VALUE	278,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/978	3/24/2022	WD	U	I	11	100
GRANTOR: ANDERSON CHARLES						
GRANTEE: ANDERSON CHARLES JR						
1457/1200	12/29/2021	WD	U	I	11	100
GRANTOR: ANDERSON CHARLES						
GRANTEE: ANDERSON CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FEP= N16 W31 S16 E31$ W31 BAS= N4 W25 S4 E25$ W25 S45 E25 N15 E51 FGR= E23 N30 W23 S30$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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		A-1	0.00	0.00	2.30	AC		1.00	1.00	0.70	12,000.00	8,400.00	19,320							

REVIEW DATE 02/24/2023 BY KS Total Acres: 2.30 Total Land Value: 19,320 Market: 0 Agricultural: 0 Common: 19,320 PRINTED 11/17/2026 BY SYS