

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

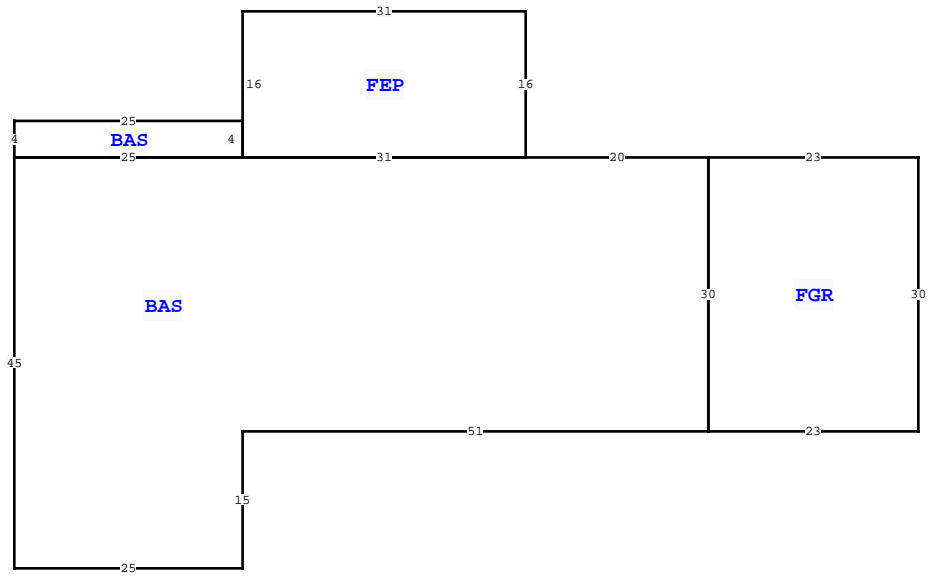
ANDERSON CHARLES JR
36867 FIR COURT
NEWARK, CA 94560

2026

26-3S-15-00245-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	100	100	
BAS	2,655	100	
FEP	496	80	
FGR	690	55	
TOTALS	3,941		

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	113.70	401,588	1982	1982	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 2755 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			261,032
TOTAL MARKET OB/XF VALUE			2,500
TOTAL LAND VALUE - MARKET			19,320
TOTAL MARKET VALUE			282,852
SOH/AGL Deduction			0
ASSESSED VALUE			282,852
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			282,852
TOTAL JUST VALUE			282,852
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,412

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						

EXTRA FEATURES		469 SW KOONVILLE AVE, LAKE CITY															
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

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												
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	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							