

COMM SW COR OF N1/4 OF SEC 26, R
E 264 FT TO POB, CONT E 264 FT,
208.73 FT, W 264.31 FT, N 868.73

MACKNJILL LLC
1023 SANTA ANITA STREET
OCEANSIDE, CA 92058

2026

26-7S-16-04328-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Stories		0	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		53,555

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	2022	Heated Area: 960			HX Base Yr			
TOTALS	960		960	53,555							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		53,555	
TOTAL MARKET OB/XF VALUE		43,540	
TOTAL LAND VALUE - MARKET		68,510	
TOTAL MARKET VALUE		165,605	
SOH/AGL Deduction		4,291	
ASSESSED VALUE		161,314	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		161,314	
TOTAL JUST VALUE		165,605	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,795	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043375	Storage Building	35,000	12/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/606	6/03/2021	WD	Q	I	01	90,000
GRANTOR: HUNTER JOSEPH BLAKE						
GRANTEE: MACKNJILL LLC						
1388/1832	7/12/2019	QC	U	I	30	100
GRANTOR: THOMAS WILLIAM DOTSON						
GRANTEE: JOSEPH BLAKE HUNTER						

EXTRA FEATURES																	
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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	75	0	0	3	75	2,100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	20	20	400.00	UT	10.00	10.00	100	2022			100	4,000	
5	0030	BARN, MT	0	0	0	0	1,680.00	UT	18.00	18.00	100	2023	2022		100	30,240	
TOTALS															43,540		

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.27	AC		1.00	1.00	1.00	13,000.00	13,000.00	68,510							