

LOT 36 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

STAM JEANNE A/STAM RALPH J
4104 GADSHILL LANE
AGOURA HILLS, CA 91301-3628

2026

28-3S-16-02377-136
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,712	110.3480	125.80	215,370	2007	2007	0	0	18.00	82.00

1 SINGLE FAM 0% - 2021 Heated Area: 1421 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,603
TOTAL MARKET OB/XF VALUE		2,889
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		201,992
SOH/AGL Deduction		0
ASSESSED VALUE		201,992
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		201,992
TOTAL JUST VALUE		201,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,005

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	28316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	146,585
FGR	440	55		242	24,964
FOP	42	30		13	1,341
FOP	108	30		32	3,301
PTO	84	5		4	412
TOTALS	2,095			1,712	176,603

236 NW KATELYN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25014	SFR	494	09/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1794	9/21/2020	QC	U	I	11	100
GRANTOR: RALPH J & JEANNE A ST						
GRANTEE: RALPH J & JEANNE A						
1365/0368	7/05/2018	WD	U	I	11	0
GRANTOR: RALPH J & JEANNE A ST						
GRANTEE: RALPH J & JEANNE A						

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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2007	2007	3	100	2,889	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W15 PTO= N4 W21 S4 E21\$ FOP= W21 S3 D3 R3 E15 N3 R3
U3 \$ S3 D3 L3 S3 W16 L3 U3 N3 W11 S43 E12 N7 E10 FOP= E6
N7 W6 S7\$ N7 E6 FGR= S15 E20 N22 W20 S7\$ N7 E20 N25\$.

LAND DESCRIPTION		TOTAL OB/XF														2,889								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							