

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

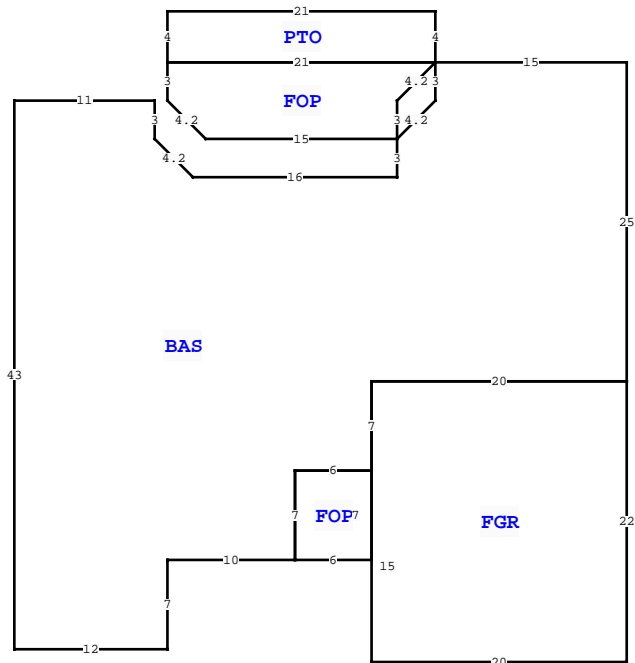
STAM JEANNE A/STAM RALPH J
4104 GADSHILL LANE
AGOURA HILLS, CA 91301-3628

2026

28-3S-16-02377-136

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	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS														
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	123.59	211,586	2007	2007	0	0	0	18.00	82.00		
1 SINGLE FAM 0% - 2021 Heated Area: 1421 HX Base Yr														



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	144,009
FGR	440	55		242	24,525
FOP	42	30		13	1,318
FOP	108	30		32	3,243
PTO	84	5		4	405
TOTALS	2,095			1,712	173,501

236 NW KATELYN WAY, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	963.00	UT	3.00	3.00	100	2007	2007	3	100	2,889	

TOTAL OB/XF 2,889

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		173,501		
TOTAL MARKET OB/XF VALUE		2,889		
TOTAL LAND VALUE - MARKET		22,500		
TOTAL MARKET VALUE		198,890		
SOH/AGL Deduction		0		
ASSESSED VALUE		198,890		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		198,890		
TOTAL JUST VALUE		198,890		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		197,005		

LAND:1:1: 0.50 AC

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						

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\$.