

COMM NE COR, S 605.90 FT FOR POB  
 FT, W 100 FT, S 50 FT, W 237 FT  
 RR, NW ALONG R/W 369.35 FT, N 37

SP PARK LLC  
 31899 DEL OBISOP SUITE 150, C/O STANDARD CEDAR PARK MANA  
 SAN JUAN CAPISTRANO, CA 92675

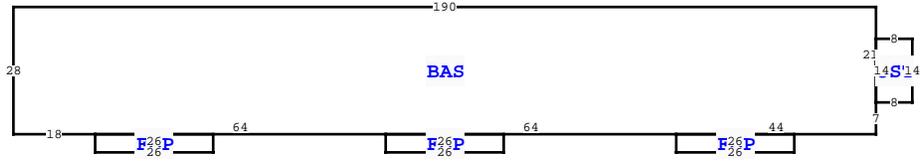
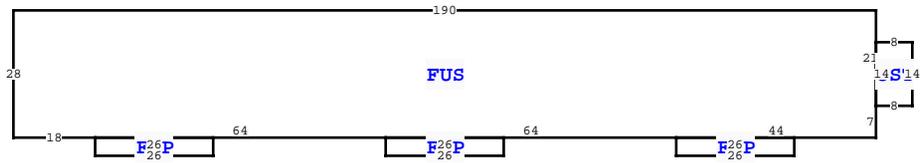
2026

30-3S-17-05832-000



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	CORK/VTILE	100		
Air Condition	02	WINDOW	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		0	100		
Stories	2.	2.	100		
Units		12	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0300	MULTI-FAM	10+		
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	30317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,320	100		5,320	146,965
FOP	104	30		31	857
FOP	104	30		31	857
FOP	104	30		31	857
FOP	104	30		31	857
FOP	104	30		31	857
FOP	104	30		31	857
FUS	5,320	100		5,320	146,965
UST	112	45		50	1,382
UST	112	45		50	1,382
TOTALS	11,488			10,926	301,831

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/FAM LOW	0%	- 2018									
					Heated Area: 10640							
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 8	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		2,092,933	
TOTAL MARKET OB/XF VALUE		51,972	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		2,384,905	
SOH/AGL Deduction		240,808	
ASSESSED VALUE		2,144,097	
TOTAL EXEMPTION VALUE	84	1,813,819	
BASE TAXABLE VALUE		330,278	
TOTAL JUST VALUE		2,384,905	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,291,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047781	Electrical Servic	0	07/28/2023
000047782	Electrical Servic	0	07/28/2023
17-1018	MULTIFAM	0	12/27/2017
17-1022	MULTIFAM	0	12/27/2017
17-1026	MULTIFAM	0	12/27/2017
17-1030	MULTIFAM	0	12/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0647	12/19/2017	WD	Q	I	01	4,815,800
GRANTOR: CEDAR PARK LLC						
GRANTEE: SP PARK LLC						
1076/2776	2/23/2006	WD	Q	I		1,625,000
GRANTOR: HAVEN CEDAR PARK LLC						
GRANTEE: CEDAR PARK LLC						

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40,000	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
3	0166	CONC, PAVMT	0	0	0	5,486.00	UT	2.00	2.00	100	2018	2018	3	100	10,972	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W190 S28 E18 FOP= S4 E26 N4 W26\$ E64 FOP= S4 E26 N4 W26\$ E64 FOP= S4 E26 N4 W26\$ E44 N7 UST= E8 N14 W8 S14\$ N21\$ PTR=N60 FUS= W190 S28 E18 FOP= S4 E26 N4 W26\$ E64 FOP= S4 E26 N4 W26 \$ E64 FOP= S4 E26 N4 W26\$ E44 N7 UST= E8 N14 W8 S14\$ N21\$ S60\$.	

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	0800	C	MULTI-FAM	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	240,000								

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 FT, W 100 FT, S 50 FT, W 237 FT  
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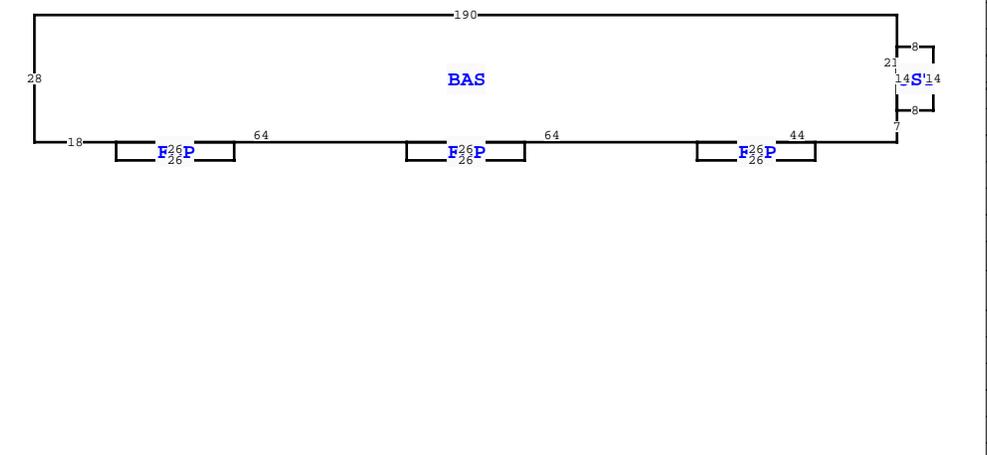
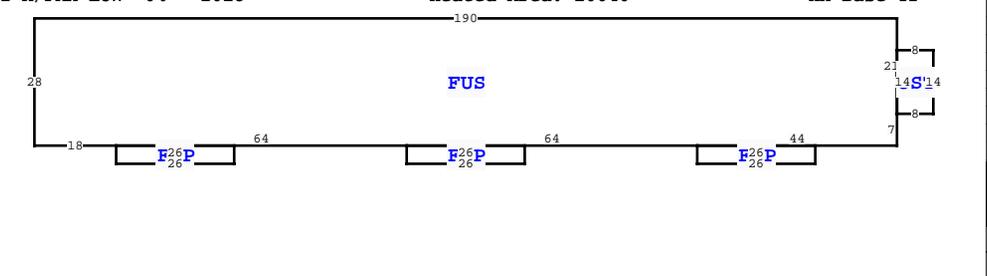
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**2026**

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Roof Cover	03	COMP SHNGL 100
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Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	M/FAM LOW	0%	- 2018									



QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC																																																																								
03	03		06	30317.00 1.00/																																																																								
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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

TOTAL OB/XF												
0												

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

TOTAL OB/XF												
0												

COLUMBIA COUNTY PROPERTY		PAGE 2 of 8	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
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TOTAL MARKET OB/XF VALUE			51,972
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TOTAL JUST VALUE			2,384,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,291,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-1004	MULTIFAM	0	12/20/2017
17-1005	MULTIFAM	0	12/20/2017
17-1012	MULTIFAM	0	12/20/2017
3714	MAINT/ALTR	85	04/27/2006
3713	MAINT/ALTR	130	04/24/2006
3715	MAINT/ALTR	85	04/24/2006

SALES DATA						
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1076/2776	2/23/2006	WD	Q	I		1,625,000
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BUILDING NOTES												

BUILDING DIMENSIONS												
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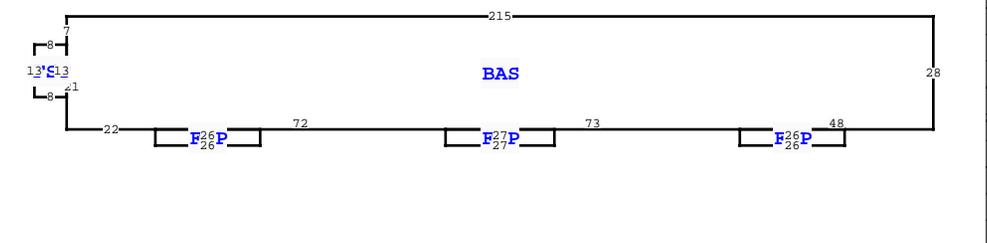
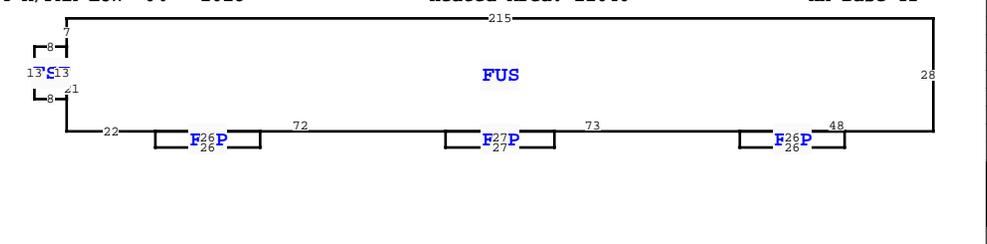
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**2026**

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ELEMENT	CD
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Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Stories	2. 2. 100
Units	12 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0300MULTI-FAM 10+
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4 M/FAM LOW	0%	12,342	84.9366	55.21	681,402	1968	1968	0	0	50.00	50.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,020	100		6,020	166,182
FOP	104	30		31	856
FOP	104	30		31	856
FOP	104	30		31	856
FOP	104	30		31	856
FOP	108	30		32	884
FOP	108	30		32	884
FST	104	55		57	1,574
FST	104	55		57	1,574
FUS	6,020	100		6,020	166,182
<b>TOTALS</b>	<b>12,880</b>			<b>12,342</b>	<b>340,701</b>

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

TOTAL OB/XF												
0												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

TOTAL OB/XF												
0												

COLUMBIA COUNTY PROPERTY		PAGE 4 of 8	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
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NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,291,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1076/2776	2/23/2006	WD	Q	I		1,625,000
GRANTOR: HAVEN CEDAR PARK LLC						
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BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W215 S7 FST= W8 S13 E8N13\$ S21 E22 FOP= S4 E26 N4 W26\$ E72 FOP= S4 E27 N4 W27\$ E73 FOP= S4 E26 N4 W26 \$ E48 N28\$PTR=N60FUS= W215 S7 FST= W8 S13 E8 N13\$ S21 E22 FOP= S4 E26 N4 W26\$ E72 FOP= S4 E27 N4 W27\$ E73 FOP= S4 E26 N4 W26\$ E48 N28 \$ S60\$.												

COMM NE COR, S 605.90 FT FOR POB  
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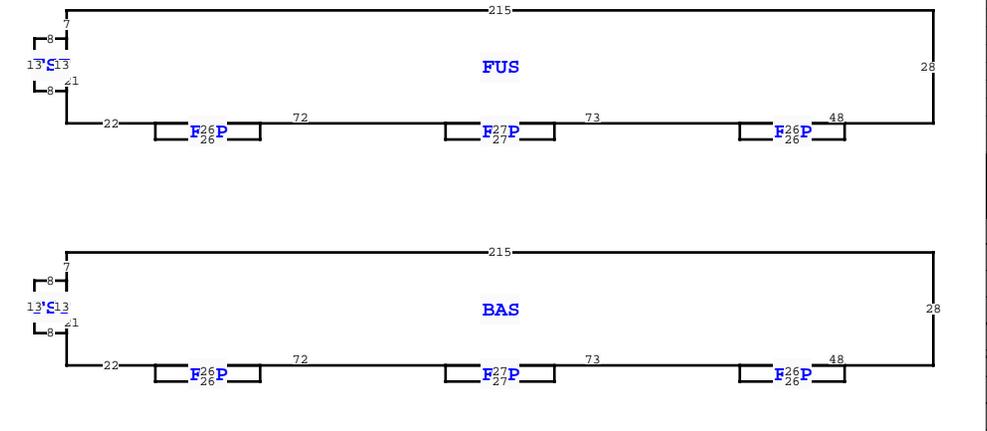
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	03	12,342	84.9366	55.21	681,402	1968	1968	0	0	50.00	50.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FST	104	55		57	1,574
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<b>TOTALS</b>	<b>12,880</b>			<b>12,342</b>	<b>340,701</b>

COLUMBIA COUNTY PROPERTY PAGE 5 of 8												
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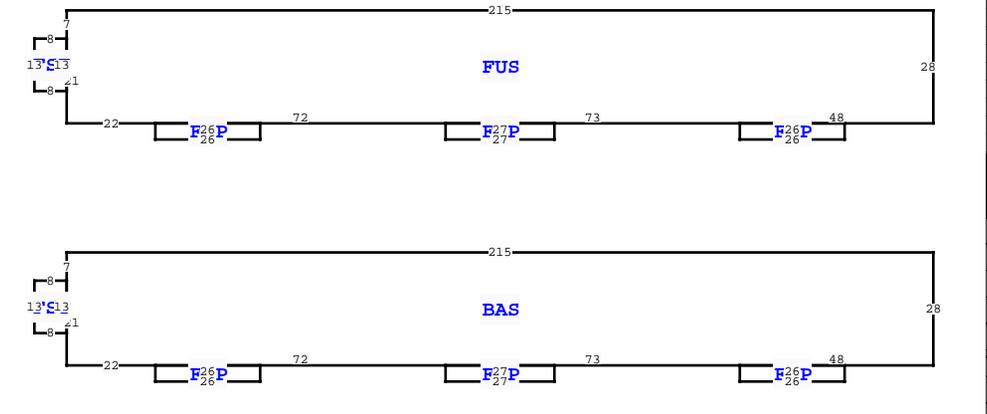
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Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0300MULTI-FAM 10+
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
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FOP	108	30		32	884
FST	104	55		57	1,574
FST	104	55		57	1,574
FUS	6,020	100		6,020	166,182
<b>TOTALS</b>	<b>12,880</b>			<b>12,342</b>	<b>340,701</b>

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
375 NW BASCOM NORRIS DR, LAKE CITY																
TOTAL OB/XF 0																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 6 of 8	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			2,092,933
TOTAL MARKET OB/XF VALUE			51,972
TOTAL LAND VALUE - MARKET			240,000
TOTAL MARKET VALUE			2,384,905
SOH/AGL Deduction			240,808
ASSESSED VALUE			2,144,097
TOTAL EXEMPTION VALUE	84	1,813,819	
BASE TAXABLE VALUE			330,278
TOTAL JUST VALUE			2,384,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,291,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0647	12/19/2017	WD	Q	I	01	4,815,800
GRANTOR: CEDAR PARK LLC						
GRANTEE: SP PARK LLC						
1076/2776	2/23/2006	WD	Q	I		1,625,000
GRANTOR: HAVEN CEDAR PARK LLC						
GRANTEE: CEDAR PARK LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W215 S7 FST= W8 S13 E8 N13S21 E22 FOP= S4 E26 N4 W26\$ E72FOP= S4 E27 N4 W27\$ E73 FOP= S4 E26 N4 W26 \$ E48 N28\$ PTR=N60 FUS= W215S7 FST= W8 S13 E8 N13\$ S21 E22 FOP= S4 E26 N4 W26\$ E72 FOP= S4 E27 N4 W27\$ E73 FOP= S4 E26 N4 W26 \$ E48 N28S60\$.

COMM NE COR, S 605.90 FT FOR POB  
 FT, W 100 FT, S 50 FT, W 237 FT  
 RR, NW ALONG R/W 369.35 FT, N 37

SP PARK LLC  
 31899 DEL OBISOP SUITE 150, C/O STANDARD CEDAR PARK MANA  
 SAN JUAN CAPISTRANO, CA 92675

2026

30-3S-17-05832-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		12	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0300MULTI-FAM 10+		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,020	100	
FOP	104	30	
FOP	108	30	
FOP	108	30	
FST	104	55	
FST	104	55	
FUS	6,020	100	
TOTALS	12,880		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7 M/FAM LOW	0%	12,342	84.9366	55.21	681,402	1968	1968	0	0	50.00	50.00	
Heated Area: 12040 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
375 NW BASCOM NORRIS DR, LAKE CITY												

COLUMBIA COUNTY PROPERTY												
VALUATION SUMMARY												1
VALUATION BY												STANDARD
Tax Group: 1												Tax Dist:
BUILDING MARKET VALUE												2,092,933
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TOTAL LAND VALUE - MARKET												240,000
TOTAL MARKET VALUE												2,384,905
SOH/AGL Deduction												240,808
ASSESSED VALUE												2,144,097
TOTAL EXEMPTION VALUE												84
BASE TAXABLE VALUE												330,278
TOTAL JUST VALUE												2,384,905
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												2,291,913
PERMIT NUM DESCRIPTION AMT ISSUED												
SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE						
1350/0647	12/19/2017	WD	Q	I	01	4,815,800						
GRANTOR: CEDAR PARK LLC												
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BUILDING NOTES												
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BAS= W215 S7 FST= W8 S13 E8 N13S21 E22 FOP= S4 E26 N4 W26\$ E72FOP= S4 E27 N4 W27\$ E73 FOP= S4 E26 N4 W26 \$ E48 N28\$ PTR=N60 FUS= W215 S7 FST= W8 S13 E8 N13\$ S21 E22 FOP= S4 E26 N4 W26\$ E72FOP= S4 E27 N4 W27\$ E73 FOP= S4 E26 N4 W26\$ E48 N28 \$ S60\$.												

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	
0																									

