

LOT 1 BLOCK 6 UNIT 3 GWEN LAKE E
 BEG NE COR OF LOT 1 BLOCK 6 RUN
 NW 103.10 FT, S 50 FT, E 111.70

HAVENBRIDGE HOLDINGS LLC
 10001 CAMINO MEDIA 21024
 BAKERSFIELD, CA 93311

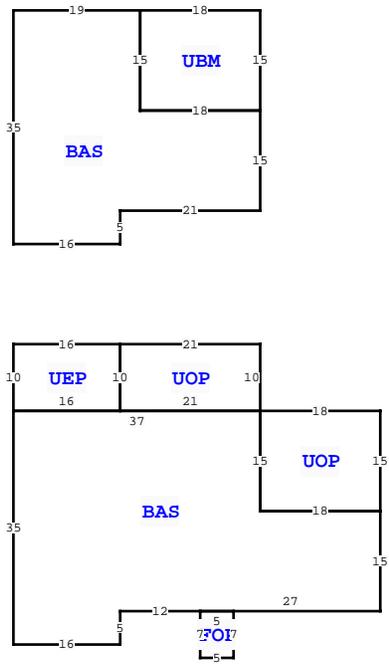
2026

31-3S-17-06023-000



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	100		
Air Condition	02	WINDOW	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		5	100		
Bathrooms		3.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	31317.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	73,297
BAS	1,460	100		1,460	116,319
FOP	35	30		10	797
UBM	270	20		54	4,302
UEP	160	60		96	7,649
UOP	210	20		42	3,346
UOP	270	20		54	4,302
TOTALS	3,325			2,636	210,012

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,636	109.4400	122.57	323,095	1960	1960	0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 2380 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:	210,012	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		19,724	
TOTAL MARKET VALUE		231,536	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,536	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,536	
TOTAL JUST VALUE		231,536	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/101	3/11/2024	WD	U	I	37	80,100
GRANTOR: STONE TAMARA HEMBREE						
GRANTEE: HAVENBRIDGE HOLDING						
1245/1739	11/28/2012	WD	U	I	19	65,000
GRANTOR: EARL WATERS EST PR DE						
GRANTEE: HEMBREE T STONE						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
L	OB/XF CODE						
1	0258	PATIO	0	0	0	0	
2	0166	CONC, PAVMT	0	0	0	0	
3	0190	FPLC PF	0	0	0	0	

L	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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W37 S35 E16 N5 E12 E27 N15 W18 N15 \$	
BAS=[ORIG=0,-30] N15 W18 N15 W19 S35 E16 N5 E21 \$	
UOP=[ORIG=18,15] N15 W18 S15 E18 \$	
UBM=[ORIG=0,-45] N15 W18 S15 E18 \$	
UOP=[ORIG=0,0] N10 W21 S10 E21 \$	
UEP=[ORIG=-21,-10] W16 S10 E16 N10 \$	
FOP=[ORIG=-9,30] S7 E5 N7 W5 \$	
PTR=[ORIG=0,0] N30 S30 \$	

LAND DESCRIPTION		TOTAL OB/XF															1,800								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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-1	0.00	0.00	15,779.04	SF		1.00	1.00	1.00	1.25	1.25	19,724							