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

2027

31-3S-17-06023-000

BUILDING CHARACTERISTICS

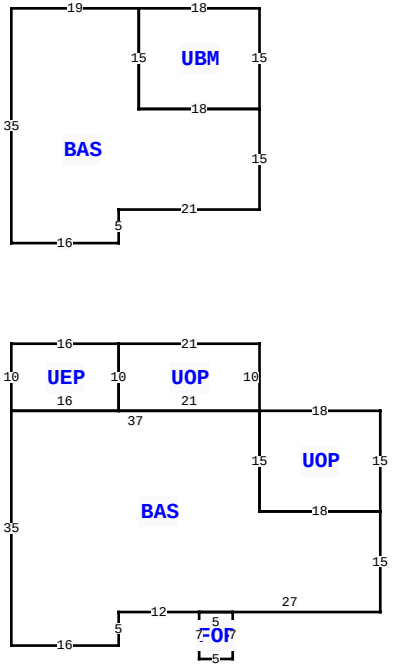
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	71,988
BAS	1,460	100		1,460	114,241
FOP	35	30		10	783
UBM	270	20		54	4,226
UEP	160	60		96	7,511
UOP	210	20		42	3,286
UOP	270	20		54	4,226
TOTALS	3,325			2,636	206,259

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	120.38	317,322	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2380 HX Base Yr



739 NW PALM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	206,259
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	19,724
TOTAL MARKET VALUE	227,783
SOH/AGL Deduction	0
ASSESSED VALUE	227,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,783
TOTAL JUST VALUE	227,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,536

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						

BUILDING NOTES

BUILDING DIMENSIONS

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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 $
.
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LAND DESCRIPTION

TOTAL OB/XF 1,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 04/02/2024 BY TP Total Acres: 0.36 Total Land Value: 19,724 Market: 0 Agricultural: 0 Common: 19,724 PRINTED 11/17/2026 BY SYS