

COMM SW COR OF NW1/4 OF SW1/4, R
E 195 FT FOR POB, CONT E 90 FT,
90 FT, S 130 FT TO POB.

VRASTIL TIMOTHY/VRASTIL LORA
3525 MAPLE AVE
MANHATTAN BEACH, CA 90266

2026

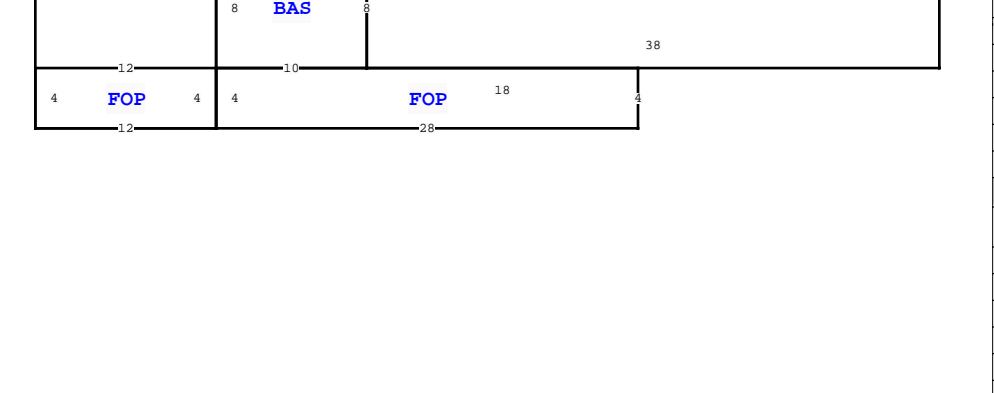
31-3S-17-06194-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	N/A 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
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	
0100	01	1,524	103.5342	115.96	176,723	1966	1980		0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			114,870
TOTAL MARKET OB/XF VALUE			1,852
TOTAL LAND VALUE - MARKET			14,592
TOTAL MARKET VALUE			131,314
SOH/AGL Deduction			0
ASSESSED VALUE			131,314
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			131,314
TOTAL JUST VALUE			131,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,812



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		06			
NEIGHBORHOOD/LOC		31317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,030
BAS	120	100		120	9,045
BAS	1,168	100		1,168	88,037
FOP	48	30		14	1,055
FOP	112	30		34	2,563
UST	240	45		108	8,141
TOTALS	1,768			1,524	114,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/596	10/04/2024	WD	Q	I	01	142,500
GRANTOR: LEPAGE CHARLES						
GRANTEE: VRASTIL TIMOTHY						
1438/2542	5/06/2021	QC	U	I	11	100
GRANTOR: LEPAGE CHARLES						
GRANTEE: LEPAGE CHARLES						

EXTRA FEATURES		1439 NW AVERY GLN, LAKE CITY															
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	1.00	UT	0.00	0.00	100	1966	1966	3	100	500	
2	0080	DECKING	0	0	0	0	1.00	UT	1,200.00	1,200.00	75	1999	1999	3	75	900	
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1999	1999	3	50	200	
4	0070	CARPORT UF	0	0	12	20	240.00	UT	1.50	1.50	70	2011	2011	3	70	252	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 BAS= W12 S10 E12 N10\$ S10 UST= W12 S20 E12 N20\$ S8 BAS= S8 E10 N8 W10\$ E10 S8 FOP= W10 FOP= W12 S4 E12 N4\$ S4 E28 N4 W18\$ E38N26\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,852																						
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		*RMF	290.00	130.00	11,674.00	SF		1.00	1.00	1.00	1.25	1.25	14,592							