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

2027

31-3S-17-06194-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

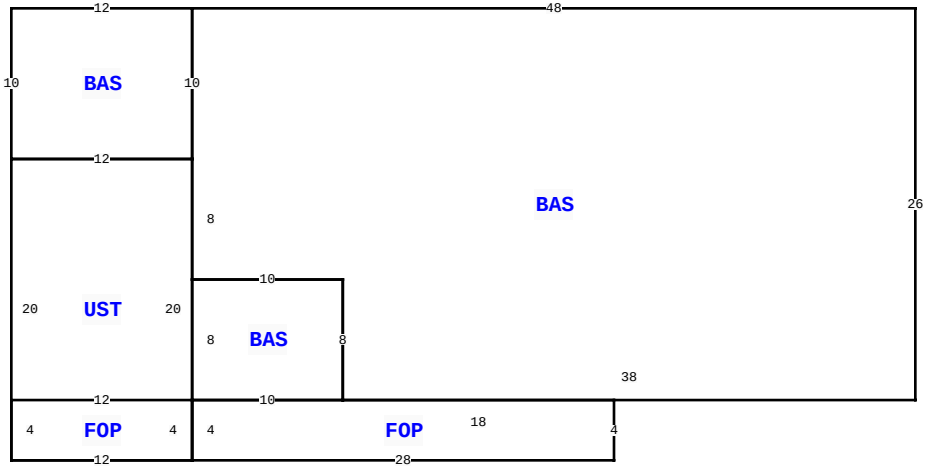
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	5,922
BAS	120	100		120	8,884
BAS	1,168	100		1,168	86,466
FOP	48	30		14	1,036
FOP	112	30		34	2,517
UST	240	45		108	7,995
TOTALS	1,768			1,524	112,819

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	113.89	173,568	1966	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1368 HX Base Yr



1439 NW AVERY GLN, 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	112,819
TOTAL MARKET OB/XF VALUE	1,852
TOTAL LAND VALUE - MARKET	14,592
TOTAL MARKET VALUE	129,263
SOH/AGL Deduction	0
ASSESSED VALUE	129,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,263
TOTAL JUST VALUE	129,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,314

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						

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

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		*RMF-	290.00	130.00	11,674.00	SF		1.00	1.00	1.00	1.25	1.25	14,592							

REVIEW DATE 11/20/2024 BY TP Total Acres: 0.27 Total Land Value: 14,592 Market: 0 Agricultural: 0 Common: 14,592 PRINTED 11/17/2026 BY SYS