LOT 94 EMERALD COVE S/D PHS 1.
WD 1062-2214. WD 1089-1287.

HARRISON ANTHONY/HARRISON KELLIE
156 N PADRE JUAN AVE
OJAI, CA 93023

**2027**

**33-3S-16-02438-194**

## BUILDING CHARACTERISTICS

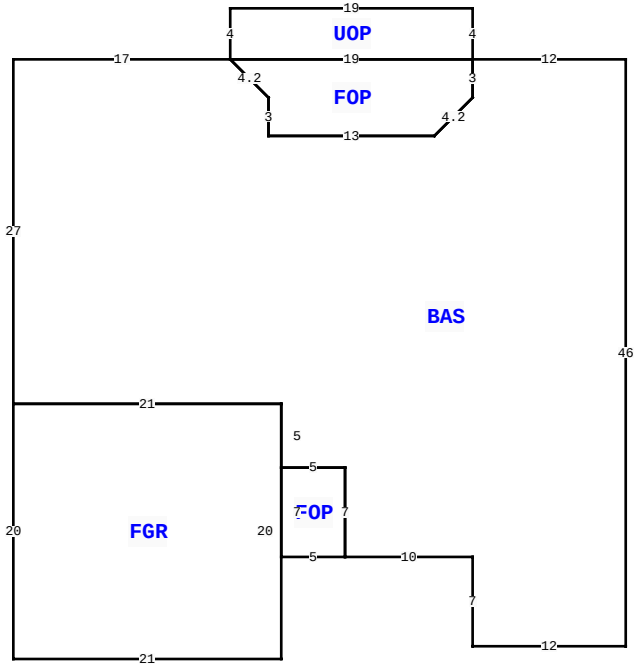
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 33316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,573 | 100 | | 1,573 | 179,487 |
| FGR | 420 | 55 | | 231 | 26,358 |
| FOP | 35 | 30 | | 10 | 1,141 |
| FOP | 96 | 30 | | 29 | 3,309 |
| UOP | 76 | 20 | | 15 | 1,712 |
| TOTALS | 2,200 | | | 1,858 | 212,006 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,858 | 128.0664 | 140.87 | 261,736 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1573 HX Base Yr




196 SW TIMBERLAND CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 212,006 |
| TOTAL MARKET OB/XF VALUE | 4,445 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 251,451 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 251,451 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 251,451 |
| TOTAL JUST VALUE | 251,451 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 255,304 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23914 | SFR | 494 | 11/30/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1089/1287 | 7/06/2006 | WD | Q | I | | 189,900 |
| GRANTOR: CORNERSTONE DEVELOPER | | | | | | |
| GRANTEE: ANTHONY & KELLIE HA | | | | | | |
| 1062/2214 | 10/18/2005 | WD | Q | V | | 518,400 |
| GRANTOR: D D P CORP | | | | | | |
| GRANTEE: CORNERSTONE DEVELOP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 UOP= N4 W19 S4 E19$ FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E21 N20 W21$ E21 S5 FOP= S7 E5 N7 W5$ E5 S7 E10 S7 E12 N46 $.

## 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 | 1,538.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 3,845 | |
| 2 | 0263 | PRCH,USP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,445

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 06/14/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS