COMM NE COR OF NW1/4 OF NW1/4, R
E R/W WALDRON ST, S 8 DEG W LONG
POB, CONT S 8 DEG W 75 FT, E 210

DBM PROPERTY LLC
3334 E COAST HIGHWAY, #507
CORONA DEL MAR, CA 92625

2027

33-3S-17-06452-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

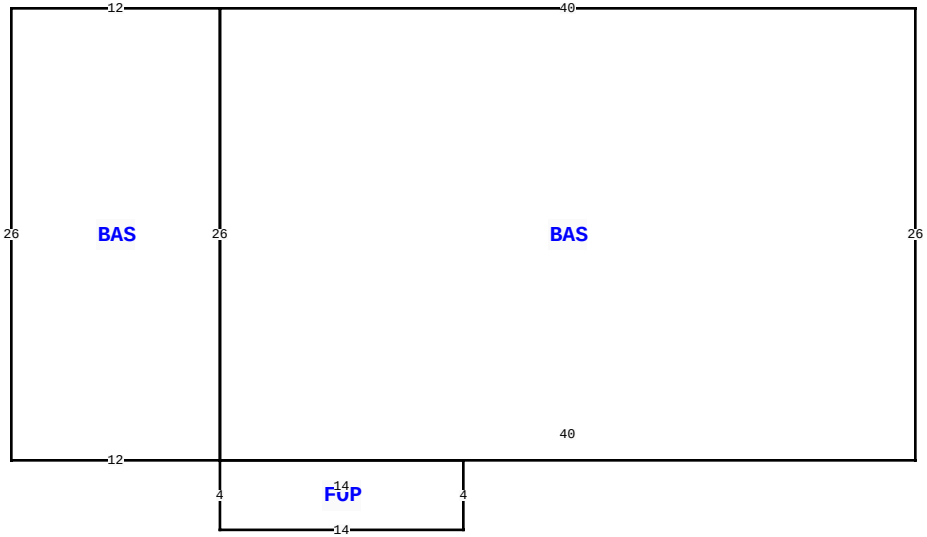
NEIGHBORHOOD/LOC 33317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	18,347
BAS	1,040	100		1,040	61,158
FOP	56	30		17	1,000
TOTALS	1,408			1,369	80,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	97.2000	106.92	146,373	1980	1980	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 1352 HX Base Yr



293 NE WEBSTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,505
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	3,938
TOTAL MARKET VALUE	85,443
SOH/AGL Deduction	0
ASSESSED VALUE	85,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,443
TOTAL JUST VALUE	85,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2344	10/14/2026	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BLUE SKY INVESTORS						
1497/529	8/15/2023	WD	U	I	11	0
GRANTOR: MCNEAL DENNIS B						
GRANTEE: DBM PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= W12 S26 E12 N26$ S26 FOP= S4 E14 N4 W14$ E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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/MH	75.00	210.00	15,750.00	SF		1.00	1.00	0.50	0.50	0.25	3,938							

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.36 Total Land Value: 3,938 Market: 0 Agricultural: 0 Common: 3,938 PRINTED 11/17/2026 BY SYS