

BEG INTERS E R/W US-41 & N LINE
SE1/4, RUN E 150 FT, S 210 FT,
RD, N 210 FT TO POB.

K & K DEVELOPMENTS LLC
157 ELLISON LN
RICHMOND, CA 94801

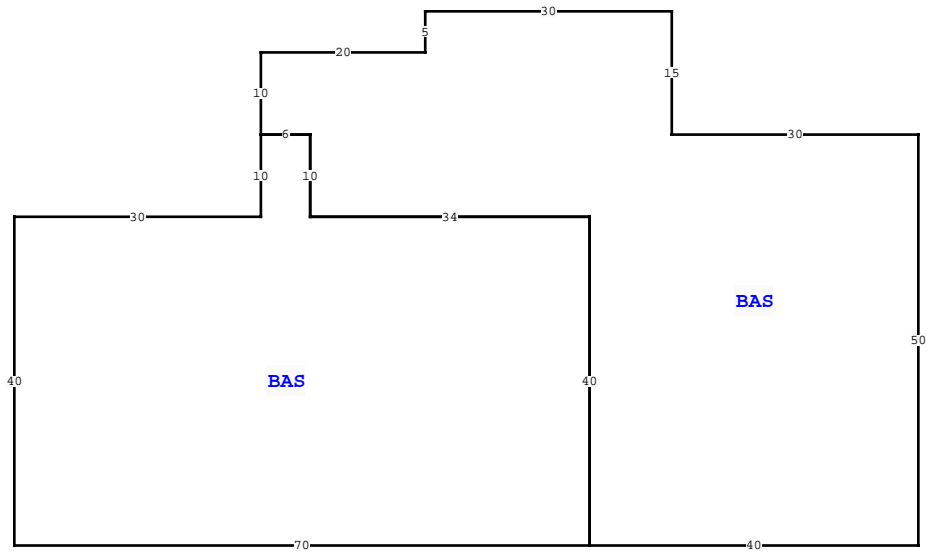
2026

34-5S-17-09510-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Plumbing	8 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	6 100
Stories	0 0 100
Units	0 100
Condition Adj	03 03 100
Quality	05 05
DOR CODE	1100 STORES/1 STORY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	34517.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,860 100
BAS	2,990 100
TOTALS	5,850 5,850 157,160

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STORE RETL	0%	- 2021	53.73	314,320	1960	1990	0	0	50.00	50.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			157,160
TOTAL MARKET OB/XF VALUE			13,860
TOTAL LAND VALUE - MARKET			45,510
TOTAL MARKET VALUE			216,530
SOH/AGL Deduction			0
ASSESSED VALUE			216,530
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			216,530
TOTAL JUST VALUE			216,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1727	12/09/2020	WD	U	I	37	525,000
GRANTOR: EUVARGAIN AMPARO REVO						
GRANTEE: K & K DEVELOPMENTS						
1354/1219	2/08/2018	WD	U	I	11	100
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: EUVARGAIN AMPARO AS						

EXTRA FEATURES																	
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	0	0	3	100	200	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0020	BARN, FR	0	0	26	48	1,248.00	UT	11.00	11.00	20	0	0	3	20	2,746	
4	0010	BARN, BLK	0	0	21	86	1,806.00	UT	14.00	14.00	40	0	0	3	40	10,114	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
TOTALS													13,860				

LAND DESCRIPTION													TOTAL OB/XF											
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	1100	C	STORE 1FLR	0		CHI	0.00	0.00	0.82	AC		1.00	1.00	1.50	37,000.00	55,500.00	45,510							