

BEG AT A PT WHERE THE E LINE OF S/D INTERS N'LY R/W OF US-90, RU 137.11 FT, RUN N 350.36 FT TO A

NELSON LIVING TRUST
18432 AQUINO WAY
SARATOGA, CA 95070

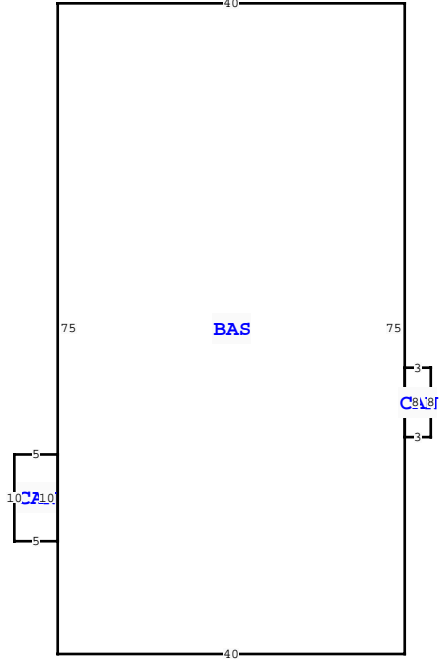
2026

35-3S-16-02573-001



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	16	WD FR STUC	80		
Exterior Wall	19	COMMON BRK	20		
Roof Structure	04	WOOD TRUSS	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		12	100		
Frame	02	WOOD FRAME	100		
Story Height		12	100		
RMS		4	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	04	04	100		
Quality	07	07			
DOR CODE	2100	RESTAURANT/CAFE			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	35316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	410,890
CAN	24	30		7	959
CAN	50	30		15	2,054
TOTALS	3,074			3,022	413,903

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RES F/FOOD	0%	- 2022									
			Heated Area: 3000			HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			413,903
TOTAL MARKET OB/XF VALUE			39,666
TOTAL LAND VALUE - MARKET			752,720
TOTAL MARKET VALUE			1,206,289
SOH/AGL Deduction			0
ASSESSED VALUE			1,206,289
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,206,289
TOTAL JUST VALUE			1,206,289
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,163,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0372	REMODEL	2,154	07/21/2020
17-0730	COMMERCIAL	0	08/15/2017
2189	COMMERCIAL	1,474	10/31/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/2088	5/17/2021	WD U	I	I	37	4,100,000
GRANTOR: BW 3017 LAKE CITY LLC						
GRANTEE: NELSON LIVING TRUST						
1411/1133	5/13/2020	WD Q	I	I	01	1,175,000
GRANTOR: SANDHILL SHOPPING CEN						
GRANTEE: BW 3017 LAKE CITY L						

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	2,929.00	UT	2.00	2.00	100	2002	2002	3	100	5,858	
2	0260	PAVEMENT-A	0	0	0	0	21,258.00	UT	1.00	1.00	100	2002	2002	3	100	21,258	
3	0164	CONC BIN	0	0	25	12	300.00	UT	8.50	8.50	100	2002	2002	3	100	2,550	
4	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	5,000	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

TOTAL OB/XF													39,666				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/11/2026	MLU										

BUILDING NOTES												
BAS=[ORIG=0,0] E40 S75 W40 N75 \$ CAN=[ORIG=-5,52] E5 S10 W5 N10 \$ CAN=[ORIG=43,42] W3 S8 E3 N8 \$												

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	2100	C	RESTAURANT	0		CG	0.00	0.00	47,045.00	SF		1.00	1.00	1.00	16.00	16.00	752,720								