

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

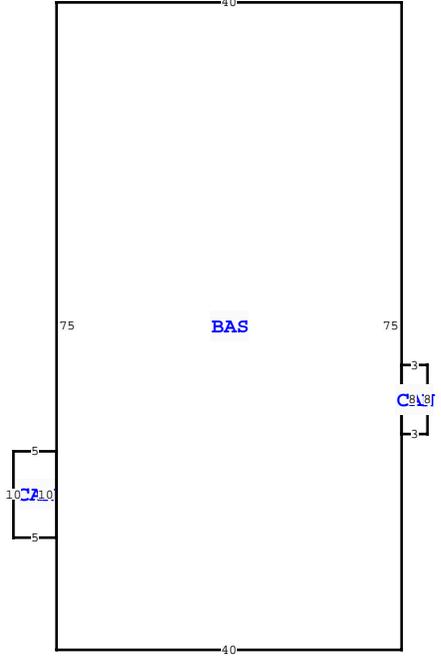
2026

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	424,282
CAN	24	30		7	990
CAN	50	30		15	2,122
TOTALS	3,074			3,022	427,393

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 BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		427,393	
TOTAL MARKET OB/XF VALUE		39,666	
TOTAL LAND VALUE - MARKET		705,675	
TOTAL MARKET VALUE		1,172,734	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,172,734	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,172,734	
TOTAL JUST VALUE		1,172,734	
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		3017 W US HIGHWAY 90 , LAKE CITY														
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	2,929.00	UT	2.00	2.00	100	2002	2002	3	100	5,858	
2	0260	PAVEMENT-A	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	300.00	UT	8.50	8.50	100	2002	2002	3	100	2,550	
4	0253	LIGHTING	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	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
6	0297	SHED CONCR	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2024	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
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														39,666								
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	15.00	15.00	705,675							