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

2027

35-3S-16-02573-001

BUILDING CHARACTERISTICS

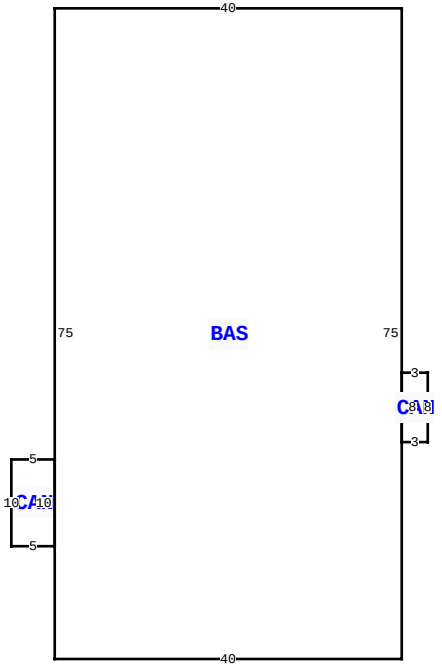
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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
5700	04	3,022	155.0715	142.67	431,149	2002	2020	0	0	0	4.00	96.00

1 RES F/FOOD 0% - 2022 Heated Area: 3000 HX Base Yr



3017 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

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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	1,206,289

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	37	4,100,000
GRANTOR: BW 3017 LAKE CITY LLC						
GRANTEE: NELSON LIVING TRUST						
1411/1133	5/13/2020	WD	Q	I	01	1,175,000
GRANTOR: SANDHILL SHOPPING CEN						
GRANTEE: BW 3017 LAKE CITY L						

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

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	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							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.08 Total Land Value: 752,720 Market: 0 Agricultural: 0 Common: 752,720 PRINTED 11/16/2026 BY SYS