

BLOCK 37 LOT W 60 FT OF 4
IN OR 2193/955
CITY OF FDNA BEACH

DAVIS DRUSILLA ELIZABETH/SEPARATE PROPERTY TRUST
301 HIGHLAND AVE
SAN RAFAEL, CA 94901

2025

00-00-31-1800-0037-0042



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1993	1,706	237,025
FOP	84	30	1993	25	3,474
FOP	192	30	1993	58	8,058
FUS	1,576	100	1993	1,576	218,963
STR	40	10	2008	4	556
STR	48	10	2008	5	695
UOP	24	20	1993	5	695
UOP	174	20	2008	35	4,863
TOTALS	3,844			3,414	474,328

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,414	99.3600	156.99	535,964	1900	2000	0	0	0	11.50	88.50

1 SFR CUST - 0% - 0

Heated Area: 3282

HX Base Yr