LOT 13 BLOCK 1 WOODLAND GROVE UN

308-530, 648-362, 806-69, 813-15

CF KL ASSETS 2023-1 LLC
320 N SANGAMON STREET, SUITE 1275
CHICAGO, IL 60607

2026

00-00-00-13556-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

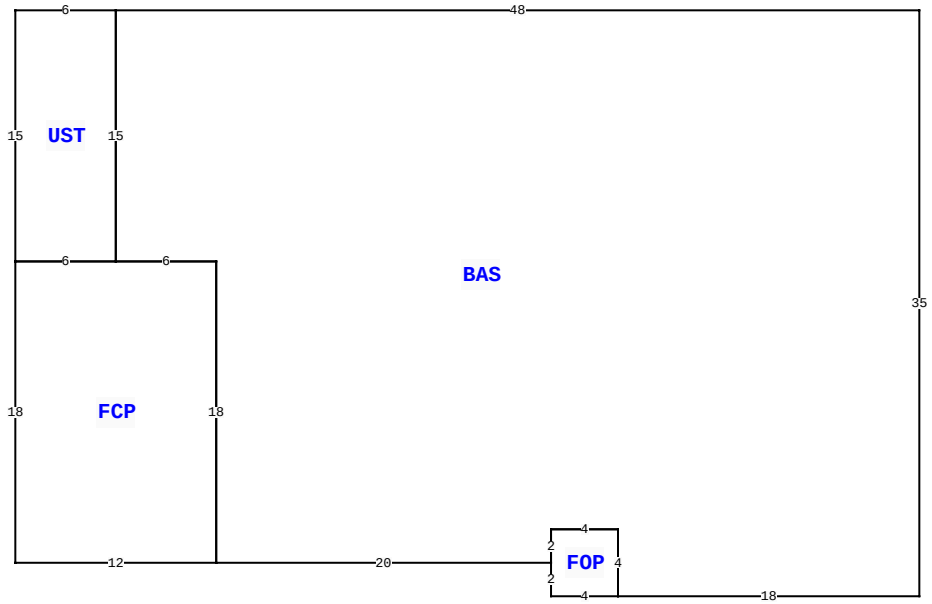
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100		1,504	138,065
FCP	216	25		54	4,957
FOP	16	30		5	459
UST	90	45		40	3,672
TOTALS	1,826			1,603	147,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,603	115.0380	128.84	206,531	1965	2000	0	0	0	28.75	71.25

1 SINGLE FAM 0% - 2024 Heated Area: 1504 HX Base Yr



1169 SE MAGNOLIA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	147,153
TOTAL MARKET OB/XF VALUE	850
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	166,503
SOH/AGL Deduction	0
ASSESSED VALUE	166,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,503
TOTAL JUST VALUE	166,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,878

SALE:1:1: LOT 13 BOX 1063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1805	6/23/2023	WD	U	I	11	100
GRANTOR: CF KL ASSETS 2019-LLC						
GRANTEE: CK FL ASSETS 2023-1						
1445/2274	8/17/2021	WD	Q	I	01	140,100
GRANTOR: FRISCHKORN NATHAN C						
GRANTEE: CF KL ASSETS 2019-2						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UST= W6 S15 E6 N15$S15 FCP= W6 S18 E12 N18 W6$ E6 S18 E20 FOP= S2 E4 N4 W4 S2$ N2 E4 S4 E18 N35$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 850

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	0100	C	SFR	0		CI	80.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.20 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS