LOT 15 PINE WIND ESTATES S/D UNI

ORB 644-44, 709-843, 715-326,

FLEMING JOHN H/FLEMING ALEXIS F
43233 HEYDENREICH
CLINTON TWP, MI 48038

2026

11-5S-15-00431-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

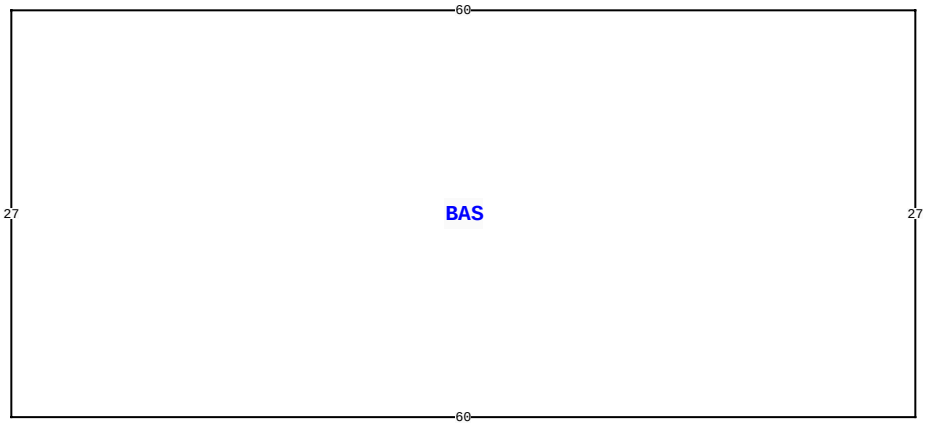
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
TOTALS	1,620			1,620	45,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.9000	70.74	114,599	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



529 SW ALFALFA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,840
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	96,240
SOH/AGL Deduction	25,740
ASSESSED VALUE	70,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,500
TOTAL JUST VALUE	96,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,240

BLDG:2:1: REDM MH
XFOB:2:1: REDM MH
BLDG:1:1: OAKB MH
XFOB:1:1: OAKB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0807/2553	7/03/1995	WD	U	I	12	21,900
GRANTOR: JUDITH M DICKEY						
GRANTEE: JOHN M & ALEXIS F F						
0764/2059	9/09/1992	QC	Q	V	01	18,000
GRANTOR: DAVID BECWAR						
GRANTEE: JUDITH DICKEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/11/2016 BY DF Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/06/2025 BY SYS