COMM NW COR OF SEC, RUN S ALONG
TO S R/W SR-252 FOR POB, RUN E 2
W 210 FT, N 210 FT TO POB.

MONPAR INVESTMENT CORP
2724 N KERBY RD
OWOSSO, MI 48867

2026

12-4S-15-00349-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

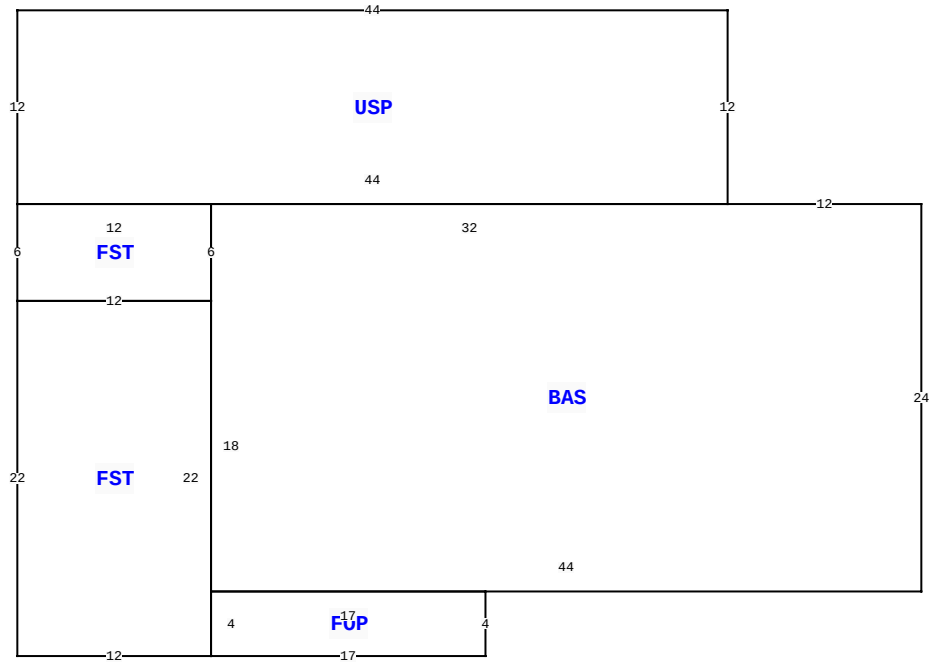
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	95,479
FOP	68	30		20	1,808
FST	72	55		40	3,617
FST	264	55		145	13,111
USP	528	35		185	16,727
TOTALS	1,988			1,446	130,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,446	124.2000	139.10	201,139	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1056 HX Base Yr



5009 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	130,740
TOTAL MARKET OB/XF VALUE	820
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	149,560
SOH/AGL Deduction	0
ASSESSED VALUE	149,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,560
TOTAL JUST VALUE	149,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/946	9/27/2022	WD	U	I	18	112,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: MONPAR INVESTMENT C						
1460/363	2/15/2022	QC	U	I	11	143
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 USP= N12 W44 S12 E44$ W32 FST= W12 S6 E12 N6$S6 FST= W12 S22 E12 N22$ S18FOP= S4 E17 N4 W17$ E44 N24$.

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	70	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 820

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/06/2024 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS