E1/2 AS LIES E OF OLD RIVER RD
& S OF CORNITH RD, EX RD.

OZAKI FAMILY LTD PARTNERSHIP
110 SUDBURY ST, UNIT 4105
BOSTON, MA 02114

2026

13-2S-16-01605-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	71,500
TOTAL MARKET VALUE	12,785
SOH/AGL Deduction	2,713
ASSESSED VALUE	10,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,072
TOTAL JUST VALUE	78,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0924/0934	3/12/2001	WD	Q	I	03	667,528
GRANTOR: CHARLES T OZAKI						
GRANTEE: OZAKI FAMILY LIMITE						
0805/1289	3/16/1995	WD	Q	V	02	0
GRANTOR: A K & LASSIE G BLACK						
GRANTEE: CHARLES T & NETTIE						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	04/25/2024 SF

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5500	A	TIMBER 2	0		00	0.00	0.00	13.00	AC		1.00	1.00	1.00	445.00	445.00	5,785							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	71,500							

REVIEW DATE 05/16/2023 BY jerry Total Acres: 13.00 Total Land Value: 5,785 Market: 71,500 Agricultural: 5,785 Common: 0 PRINTED 11/20/2025 BY SYS