E1/2 OF SW1/4 OF SE1/4 OF SE1/4
AKA PARCEL #9

BLUE WATER RANCH LLC
PO BOX 144
DECATUR, MI 49045

2026

20-5S-16-03667-000

BUILDING CHARACTERISTICS

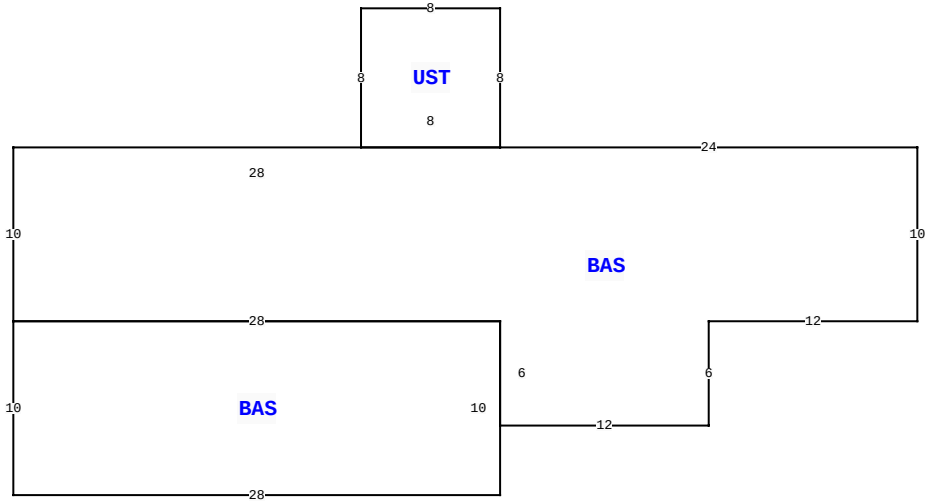
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	5,598
BAS	592	100		592	11,835
UST	64	45		29	580
TOTALS	936			901	18,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	901	83.3000	49.98	45,032	1964	1964	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 872 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

232 SW LENVIL LN, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,013
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	77,913
SOH/AGL Deduction	10,706
ASSESSED VALUE	67,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,207
TOTAL JUST VALUE	77,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,913

XFOB:5:1: MH USED AS STORAGE
XFOB:2:1: MARLETTE M H USED AS ONE MH
XFOB:1:1: WINDSOR M H USED AS I MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37230	PUMP/UTPOL	50	09/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2783	5/23/2025	QC	U	I	11	100
GRANTOR: FONTAINE LAURENT						
GRANTEE: BLUE WATER RANCH LL						
1536/638	3/21/2025	WD	Q	I	01	128,800
GRANTOR: CURLIN NATHAN KYLE						
GRANTEE: FONTAINE LAURENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UST= N8 W8 S8 E8$ W28 S10 BAS= S10 E28 N10 W28$ E28 S6 E12 N6 E12N10$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/24/2025 BY TP Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS