W1/2 OF BLOCK 8 DORCH'S SURVEY A
OF OLD SR#1 DESC AS: BEG SW COR
BLOCK 2 MORNINGSIDE HEIGHTS, RUN

GREEN HOUSE GROUP LLC
2885 SANFORD AVE SW, #41743
GRANDVILLE, MI 49418

2025

33-3S-17-06438-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

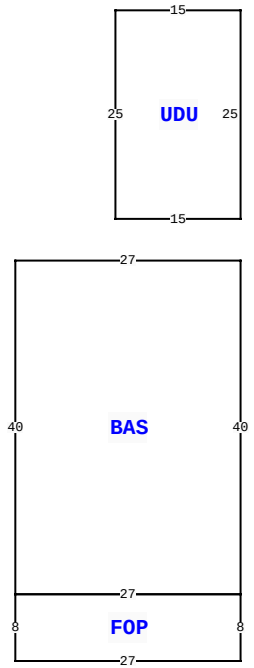
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	31,138
FOP	216	30		65	1,874
UDU	375	55		206	5,939
TOTALS	1,671			1,351	38,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	46.8000	52.42	70,819	1941	1941	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 0 Heated Area: 1080 HX Base Yr



312 NE JACKSONVILLE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,950
TOTAL MARKET OB/XF VALUE	550
TOTAL LAND VALUE - MARKET	15,200
TOTAL MARKET VALUE	54,700
SOH/AGL Deduction	0
ASSESSED VALUE	54,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,700
TOTAL JUST VALUE	54,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1363/1991	6/21/2018	QC	U	I	11	10,200
GRANTOR: EL CONCEPT LLC						
GRANTEE: GREEN HOUSE GROUP L						
1254/2589	3/25/2013	QC	U	I	11	3,000
GRANTOR: CIRCLE B LLC						
GRANTEE: EL CONCEPT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S40 FOP= S8 E27 N8 W27$E27 N40$ PTR=N30 UDU= W15S25 E15 N25$ S30$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 550

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		RSF/MH	90.00	160.00	30,400.00	SF		1.00	1.00	1.00	0.50	0.50	15,200							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.70 Total Land Value: 15,200 Market: 0 Agricultural: 0 Common: 15,200 PRINTED 05/16/2025 BY SYS