

LOT 80 UNIT 17 THREE RIVERS ESTA  
359-733, 475-481, WD 1060-2109,

BRIGGS WILLIAM O/BRIGGS NANCY L  
5059 E SHORE DR  
ALGER, MI 48610

**2026**

00-00-00-00979-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	
TOTALS	624		56,723

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	624	110.1000	105.70	65,957	2018	2018	0	0	14.00	86.00		
1 MANUF 1 0% - 0 Heated Area: 624 HX Base Yr													
974 SW BOSTON TER, FORT WHITE													
		BLD DATE			LGL DATE			04/30/2024	MLU				
		XF DATE			LAND DATE								
		INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,723
TOTAL MARKET OB/XF VALUE			8,300
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			83,023
SOH/AGL Deduction			16,109
ASSESSED VALUE			66,914
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			66,914
TOTAL JUST VALUE			83,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36434	M H	566	03/13/2018
26370	M H	189	10/29/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0272	3/30/2017	WD Q	V		01	12,000
GRANTOR: CARLOS ADAN CASTRO						
GRANTEE: WILLIAM O & NANCY L						
1127/1453	7/26/2007	WD Q	V			27,000
GRANTOR: COOK REAL ESTATE INVE						
GRANTEE: CARLOS ADAN CASTRO						

EXTRA FEATURES																	
L N	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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	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	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S13 E48 N13\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							