

LOT 13 BLOCK 1 WOODLAND GROVE UN
308-530, 648-362, 806-69, 813-15

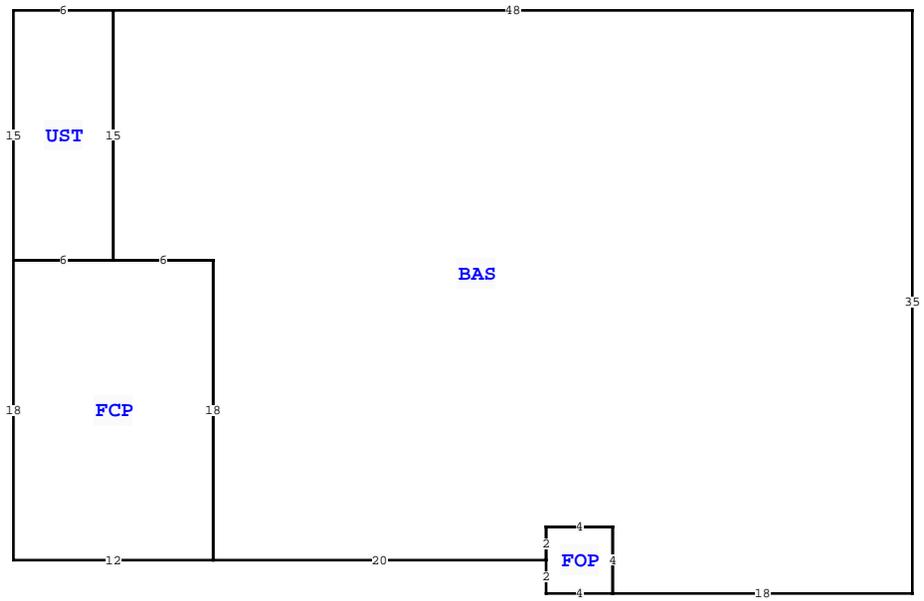
CF KL ASSETS 2023-1 LLC
320 N SANGAMON STREET, SUITE 1275
CHICAGO, IL 60607

2026

00-00-00-13556-000
00-00-00-13556-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	19 COMMON BRK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 2024			Heated Area: 1504					HX Base Yr		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100		1,504	140,530
FCP	216	25		54	5,046
FOP	16	30		5	467
UST	90	45		40	3,738
TOTALS	1,826			1,603	149,780

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD DATE	LAND DATE	AG DATE
1	0166	CONC, PAVMT		04/21/2023	MLU
2	0120	CLFENCE 4			
3	0294	SHED WOOD/			

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

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	0100	C	SFR	0		CI	80.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF		850																						
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			149,780
TOTAL MARKET OB/XF VALUE			850
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			169,130
SOH/AGL Deduction			0
ASSESSED VALUE			169,130
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,130
TOTAL JUST VALUE			169,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,878
SALE:1:1: LOT 13 BOX 1063			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1805	6/23/2023	WD	U	I	11	100
GRANTOR: CF KL ASSETS 2019-LLC						
GRANTEE: CK FL ASSETS 2023-1						
1445/2274	8/17/2021	WD	Q	I	01	140,100
GRANTOR: FRISCHKORN NATHAN C						
GRANTEE: CF KL ASSETS 2019-2						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W48 UST= W6 S15 E6 N15 S15 FCP= W6 S18 E12 N18 W6 S E6 S18 E20 FOP= S2 E4 N4 W4 S2 S N2 E4 S4 E18 N35 S.	