LOT 5 QUAIL RUN S/D.

1/2 UND INT EA ORB 887-1250), WD

MLM PROPERTIES-SUSHINE LLC
2109 OWLS NEST WAY
JESSUP, MD 20794

2027

01-4S-16-02670-105

BUILDING CHARACTERISTICS

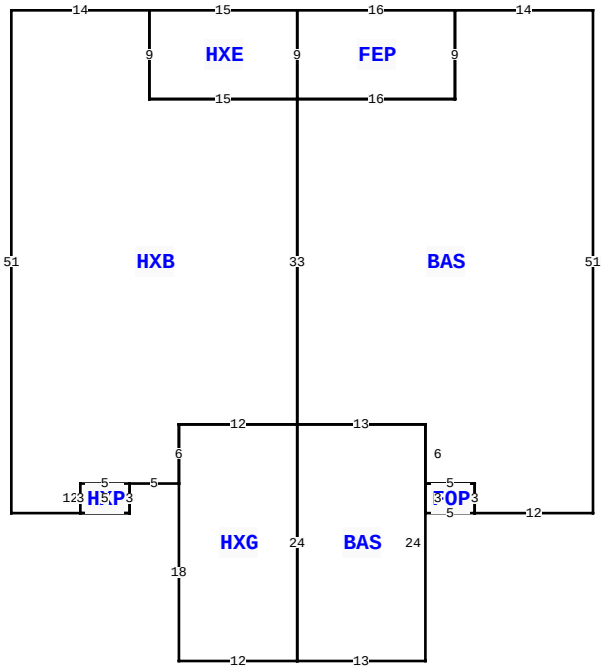
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	27,165
BAS	1,254	100		1,254	109,182
FEP	144	80		115	10,012
FOP	15	30		4	348
HXB	1,221	100		1,221	106,308
HXE	135	80		108	9,403
HXG	288	55		158	13,756
HXP	15	30		4	348
TOTALS	3,384			3,176	276,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	3,176	123.5520	107.49	341,388	2006	2006	0	0	0	19.00	81.00

1 DUPLEX 46.87% - 2011 Heated Area: 2787 HX Base Yr 2011



1832 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	276,524
TOTAL MARKET OB/XF VALUE	5,955
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	300,979
SOH/AGL Deduction	87,233
ASSESSED VALUE	213,746
TOTAL EXEMPTION VALUE	HX HB SX 92,023
BASE TAXABLE VALUE	121,723
TOTAL JUST VALUE	300,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045820	Roof Replacement	28,318	11/01/2022
3286	MULTIFAM	733	05/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2753	1/22/2026	WD	Q	I	01	330,000
GRANTOR: COARTNEY SHARON						
GRANTEE: MLM PROPERTIES-SUSH						
1223/2189	6/13/2011	WD	U	I	11	100
GRANTOR: MICHAEL A & ELVA L CA						
GRANTEE: SHARON COARTNEY (CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S9 W16 S33 E13 S6 E5 S3 E12 N51 $
HXB=[ORIG=-30,9] W15 N9 W14 S51 E12 N3 E5 N6 E12 N33 $
BAS=[ORIG=-30,42] S24 E13 N24 W13 $
HXG=[ORIG=-42,48] S18 E12 N24 W12 S6 $
FEP=[ORIG=-14,0] S9 W16 N9 E16 $
HXE=[ORIG=-30,9] N9 W15 S9 E15 $
HXP=[ORIG=-47,51] N3 W5 S3 E5 $
FOP=[ORIG=-17,48] S3 E5 N3 W5 $
.

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	0166	CONC,PAVMT	0	100	0	0	1,142.00	UT	2.50	2.50	100	2006	2006	3	100	2,855	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,955

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	0800	C	MULTI-FAM	100		RMF-1	80.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/17/2026 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS