LOT 7 BLOCK 7 LAKE FOREST S/D UN
454-427, 664-468, 674-171, WD 11

BAILEY RONALD L III/BAILEY KIMIKO
84-135 ORANGE ST
WAIANAE, HI 96792

2027

06-4S-17-07913-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MAP NUM | MKT AREA 06

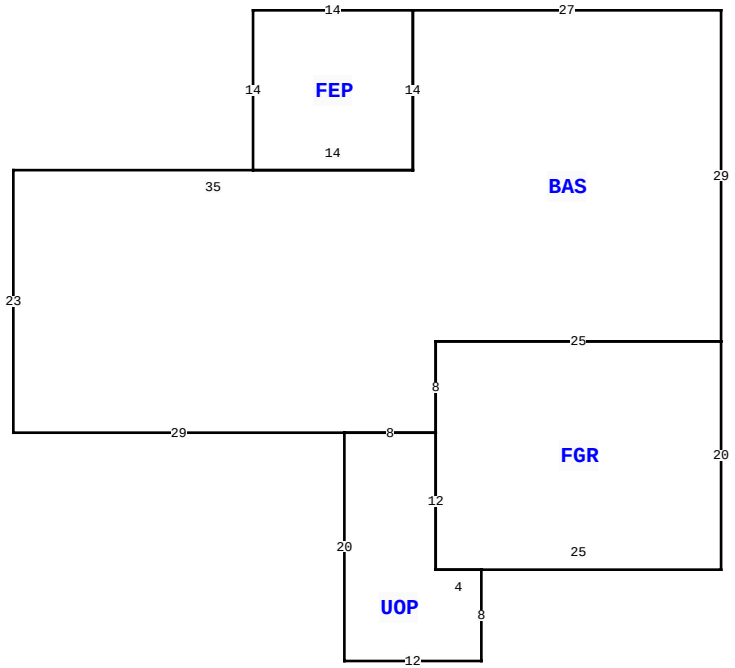
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	150,981
FEP	196	80		157	14,778
FGR	500	55		275	25,885
UOP	192	20		38	3,577
TOTALS	2,492			2,074	195,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	115.6320	127.20	263,813	1981	1999	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 2024 Heated Area: 1604 HX Base Yr



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

1161 SW LAKE MONTGOMERY AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	195,222
TOTAL MARKET OB/XF VALUE	19,036
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	232,758
SOH/AGL Deduction	0
ASSESSED VALUE	232,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,758
TOTAL JUST VALUE	232,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41	MAINT/ALTR	50	01/30/2013
00216			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1923	1/19/2021	QC	U	I	11	100
GRANTOR: BAILEY RONALD L III						
GRANTEE: BAILEY RONALD L III						
1359/0403	4/30/2018	WD	Q	I	01	179,900
GRANTOR: CHARLES H PEIKER						
GRANTEE: RONALD L III & KIMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= W14 S14 E14 N14$ S14 W35 S23 E29 UOP= S20 E12 N8 W4 N12 W8$ E8 FGR= S12 E25 N20 W25 S8$ N8 E25 N29$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
5	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	600	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 19,036

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-2	109.00	133.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS