LOT 13 CYPRESS LANDING S/D

WD 1038-2123, WD 1117-258, WD 14

PREVENTOWSKI JOSEPH STANLEY JR
2576 W ERIE RD
TEMPERANCE, MI 48182

2027

06-4S-17-08028-113

BUILDING CHARACTERISTICS

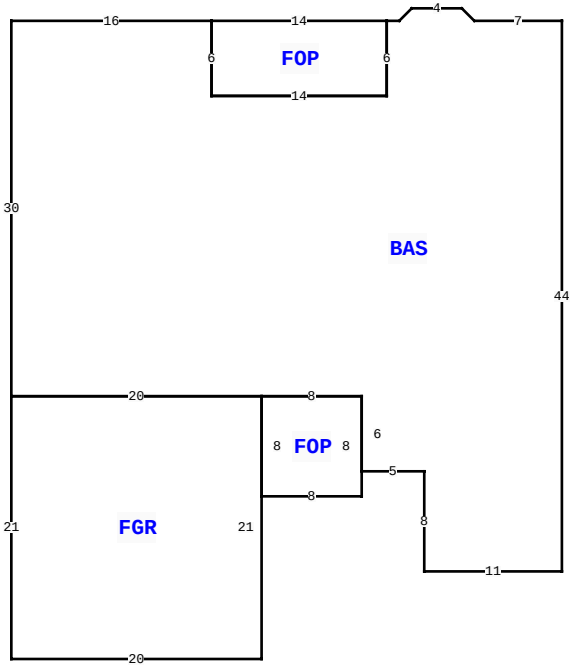
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	18	CEMENT BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	143,054
FGR	420	55		231	23,190
FOP	64	30		19	1,907
FOP	84	30		25	2,510
TOTALS	1,993			1,700	170,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,700	122.0100	134.21	228,157	2007	2007	0	0	0	25.20	74.80

1 SINGLE FAM 0% - 2023 Heated Area: 1425 HX Base Yr



1033 SW JAGUAR DR, LAKE CITY

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

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	638.00	UT	3.00	3.00	100	2007	2007	3	100	1,914	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
3	0262	PRCH,FOP	0	0	16	14	224.00	UT	10.00	10.00	100	2016	2016	3	100	2,240	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	170,661
TOTAL MARKET OB/XF VALUE	6,854
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	200,015
SOH/AGL Deduction	0
ASSESSED VALUE	200,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,015
TOTAL JUST VALUE	200,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,118

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047806	Roof Replacement	18,401	08/01/2023
3862	SFR	435	08/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2153	7/21/2022	WD	Q	I	01	235,000
GRANTOR: MALONEY THOMAS JAMES						
GRANTEE: PREVENTOWSKI JOSEPH						
1117/0258	4/18/2007	WD	Q	I		171,800
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: THOMAS JAMES MALONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 U1 L1 W4 L1 D1 W1 FOP= W14 S6 E14 N6$ S6 W14 N6 W16 S30 FGR= S21 E20 N21 W20$ E20 FOP= S8 E8 N8 W8$ E8 S6 E5 S8 E11 N44$.

LAND DESCRIPTION

TOTAL OB/XF 6,854

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS