

BEG AT SE COR OF SEC, W 2661.79
 FT, CONT N 369.89 FT, E 1177.33
 NW ALONG CURVE 39.42 FT TO S R/W

OZAKI FAMILY LIMITED PARTNERSHIP
 110 SUDBURY ST, UNIT 4105
 BOSTON, MA 02114

2026

07-2S-17-04681-000



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|---------------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 284,200 TOTAL MARKET VALUE 40,915 SOH/AGL Deduction 0 ASSESSED VALUE 40,915 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,915 TOTAL JUST VALUE 284,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 284,200 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1440/1315 3/22/2021 WD U V 30 235,500 GRANTOR: OZAKI CHARLES KEITH GRANTEE: OZAKI FAMILY LIMITE 1440/1311 3/22/2021 WD U V 11 100 GRANTOR: OZAKI CHARLES KEITH GRANTEE: OZAKI C KEITH | | | | | | | | | | | |
| DOR CODE 5500 TIMBERLAND 80-89 | | | | | | | | | | BLD DATE | | | | | | | | | | LGL DATE | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | XF DATE | | | | | | | | | | LAND DATE 04/14/2025 MLU | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 7217.00 1.00/ | | | | | | | | | | INC DATE | | | | | | | | | | AG DATE | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 91.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 40,495 | | | | | | | | | | | | | | |
| 2 | 5910 | A | SWAMP/CYPRES | 0 | | A-1 | 0.00 | 0.00 | 10.50 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 420 | | | | | | | | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 101.50 | AC | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 284,200 | | | | | | | | | | | | | | |
| REVIEW DATE 04/14/2025 BY MLU Total Acres: 101.50 Total Land Value: 40,915 Market: 284,200 Agricultural: 40,915 Common: 0 PRINTED 03/26/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |