LOTS 1 THRU 6 BLOCK 3 LAKESIDE H
ALSO DESC AS: BEGIN NW COR OF LO
LAKESIDE HEIGHTS S/D, RUN W 17 F

COX DAVID
40 KEMP ST
PONTIAC, MI 48342

2027

08-4S-17-08214-000

BUILDING CHARACTERISTICS

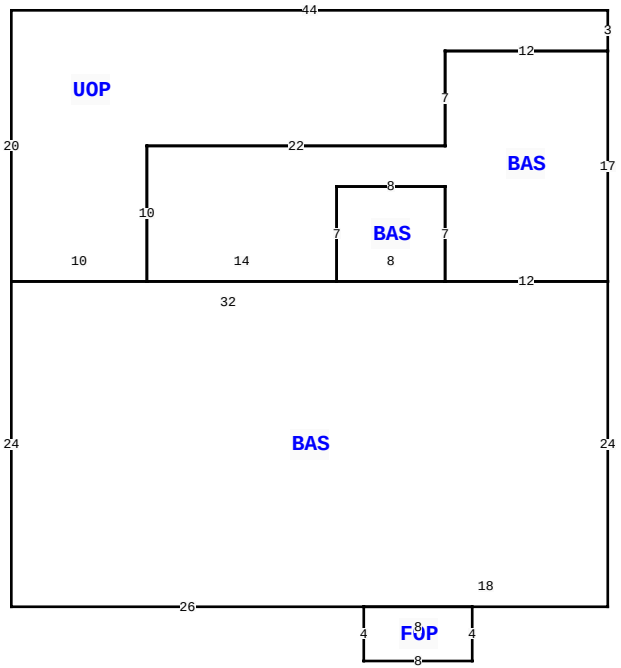
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100		56	5,690
BAS	368	100		368	37,390
BAS	1,056	100		1,056	107,291
FOP	32	30		10	1,016
UOP	456	20		91	9,246
TOTALS	1,968			1,581	160,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	102.6270	112.89	178,479	2017	2017	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2026 Heated Area: 1480 HX Base Yr



2379 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	
3	0261	PRCH, UOP	0	0	20	6	120.00	UT	7.00	7.00	100	2022	2021		100	840	
4	0060	CARPORT F	0	0	25	14	350.00	UT	10.00	10.00	100	2022	2021		100	3,500	
5	0166	CONC,PAVMT	0	0	0	0	120.00	UT	3.00	3.00	100	2022	2021		100	360	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,631
TOTAL MARKET OB/XF VALUE	5,800
TOTAL LAND VALUE - MARKET	27,375
TOTAL MARKET VALUE	193,806
SOH/AGL Deduction	0
ASSESSED VALUE	193,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,806
TOTAL JUST VALUE	193,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35609	SFR	486	07/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/133	10/19/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (COX K						
GRANTEE: COX DAVID						
1479/2650	11/22/2022	WD	Q	I	01	208,000
GRANTOR: DUNCAN SHARON						
GRANTEE: COX KENNETH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W32 S24 E26 E18 N24 $
UOP=[ORIG=-44,-20] S20 E10 N10 E22 N7 E12 N3 W44 $
BAS=[ORIG=-34,-10] S10 E14 N7 E8 S7 E12 N17 W12 S7 W22 $
BAS=[ORIG=-12,0] N7 W8 S7 E8 $
FOP=[ORIG=-18,24] S4 E8 N4 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,800

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		00	0.00	0.00	150.00	FF		1.00	1.00	0.75	200.00	150.00	22,500							
2	0020	C	VAC/WATER	0		00	0.00	0.00	50.00	FF		1.00	1.00	0.75	130.00	97.50	4,875							

REVIEW DATE 01/31/2023 BY CP Total Acres: 0.00 Total Land Value: 27,375 Market: 0 Agricultural: 0 Common: 27,375 PRINTED 11/17/2026 BY SYS