

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

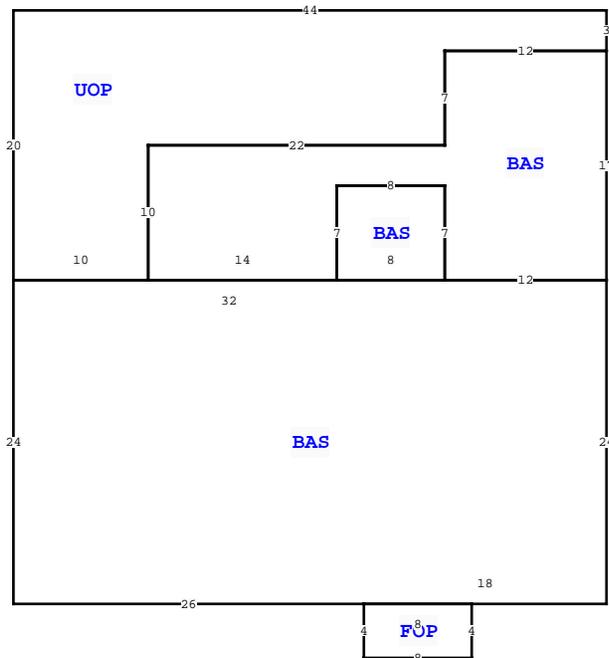
COX KENNETH W
2379 S MARION AVE
LAKE CITY, MI 32025

2026

08-4S-17-08214-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
Architctual	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
BAS	56	100	
BAS	368	100	
BAS	1,056	100	
FOP	32	30	
UOP	456	20	
TOTALS	1,968		

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	116.99	184,961	2017	2017	0	0	0	10.00	90.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1480 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			166,465
TOTAL MARKET OB/XF VALUE			5,800
TOTAL LAND VALUE - MARKET			27,375
TOTAL MARKET VALUE			199,640
SOH/AGL Deduction			0
ASSESSED VALUE			199,640
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,640
TOTAL JUST VALUE			199,640
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,995

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
1479/2650	11/22/2022	WD	Q	I	01	208,000
GRANTOR: DUNCAN SHARON						
GRANTEE: COX KENNETH W						
1479/478	11/10/2022	QC	U	I	11	100
GRANTOR: DECLARATION OF TRUST						
GRANTEE: DUNCAN SHARON						

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
1	0294	SHED WOOD/	0	0	10	12	UT	5.00	5.00	100	1993	1993	3	100	600	
2	0120	CLFENCE	4	0	0	0	UT	500.00	500.00	100	2022	2021		100	500	
3	0261	PRCH, UOP	0	0	20	6	UT	7.00	7.00	100	2022	2021		100	840	
4	0060	CARPOT F	0	0	25	14	UT	10.00	10.00	100	2022	2021		100	3,500	
5	0166	CONC, PAVMT	0	0	0	0	UT	3.00	3.00	100	2022	2021		100	360	

TOTAL OB/XF														5,800			
2379 S MARION AVE, LAKE CITY																	
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE							

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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										