COMM NE COR OF SEC, RUN S 427.99
CONT S 206.98 FT, W 210 FT, N 20
210 FT TO POB.

DINSER FAMILY TRUST
4991 POINSETTA DR
CINCINNATI, OH 45238

2027

11-6S-17-09643-009

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

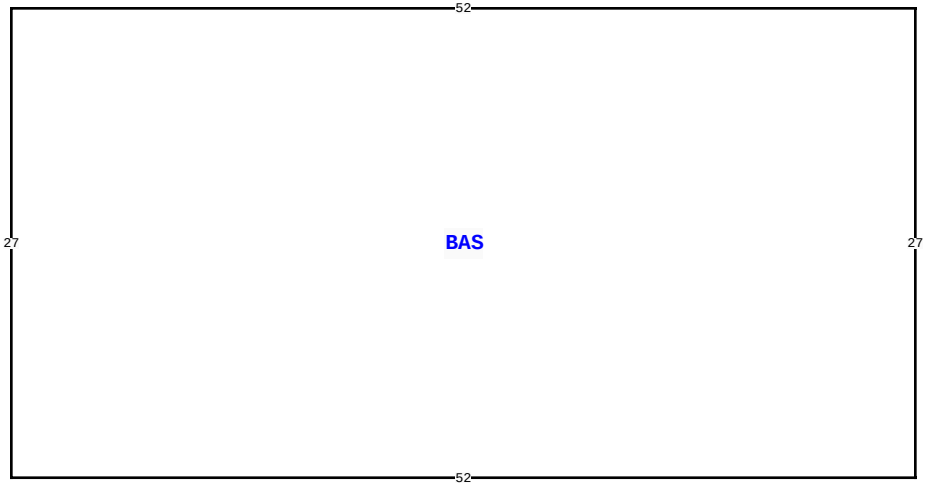
NEIGHBORHOOD/LOC 11617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	86,261
TOTALS	1,404			1,404	86,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	105.93	148,726	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 0% - 2026 Heated Area: 1404 HX Base Yr



259 SE SEARS CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 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	0296	SHED METAL	0	0	10	24	240.00	UT	12.00	12.00	100	2008	2008	3	100	2,880	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,261
TOTAL MARKET OB/XF VALUE	10,280
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	114,541
SOH/AGL Deduction	0
ASSESSED VALUE	114,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,541
TOTAL JUST VALUE	114,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043007	Roof Replacement	10,080	10/22/2021
27091	M H	468	06/19/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1326	8/25/2014	WD	U	I	11	100
GRANTOR: WILLIAM P DINSER						
GRANTEE: WILLIAM P & ILA C D						
1272/0956	4/08/2014	PB	U	I	18	100
GRANTOR: CLERK OF COURT (HELEN						
GRANTEE: WILLIAM P DINSER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,280

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 10/12/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS