LOT 18 BLOCK B OAKHAVEN S/D
UNIT 2. ORB 874-732, 890-804,
WD 1295-410, SPECIAL TRUSTEE'S

PINTADO MARCELO
9458 W STATE ROAD 10
DEMOTTE, IN 46310

2027

12-3S-15-00167-225

BUILDING CHARACTERISTICS

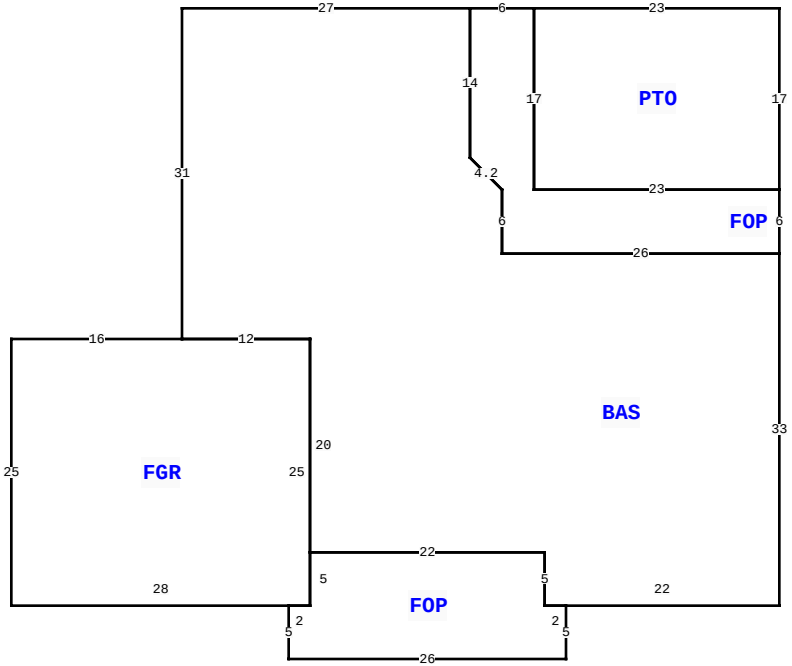
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12315.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,082	100		2,082	215,212
FGR	700	55		385	39,797
FOP	240	30		72	7,443
FOP	254	30		76	7,856
PTO	391	5		20	2,067
TOTALS	3,667			2,635	272,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,635	127.4196	140.16	369,322	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM 0% - 0 Heated Area: 2082 HX Base Yr



561 NW DOGWOOD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	866.00	UT	1.50	1.50	100	2000	2000	3	100	1,299	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	272,375
TOTAL MARKET OB/XF VALUE	2,899
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	335,274
SOH/AGL Deduction	0
ASSESSED VALUE	335,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,274
TOTAL JUST VALUE	335,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16487	SFR	360	01/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0413	5/20/2015	WD	Q	I	01	186,000
GRANTOR: KEVIN SCHREIBER TRUST						
GRANTEE: MARCELO PINTADO (A						
1295/0410	5/20/2015	WD	U	I	37	190,000
GRANTOR: GEORGE L & KATHLEEN R						
GRANTEE: KEVIN SCHREIBER TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S31 FGR= W16 S25 E28 N25 W12$ E12 S20 FOP= S5 W2 S5 E26 N5 W2 N5 W22$ E22 S5 E22 N33 FOP= N6 PTO= N17 W23 S17 E23$ W23 N17 W6 S14 D3 R3 S6 E26$ W26 N6 L3 U3 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,899

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/25/2023 BY KS Total Acres: 4.03 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS