

COMM SE COR OF SW1/4, RUN N 1985
W 1324.32 FT, W 662.48 FT FOR PO
662.03 FT, W 331.51 FT, N 661.90

AVERY JAMES R
2909 E MILLER RD
MIDLAND, MI 48640

2026

12-4S-15-00350-008


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 19,960 TOTAL LAND VALUE - MARKET 60,480 TOTAL MARKET VALUE 80,440 SOH/AGL Deduction 4,009 ASSESSED VALUE 76,431 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 76,431 TOTAL JUST VALUE 80,440 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 80,440											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		MKT AREA 01																													
NEIGHBORHOOD/LOC		12415.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										506 SW GALLANT LN, LAKE CITY																					
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	0031	BARN,MT AE	0	0	36	40	UT	12.00	12.00	75	2018	2018	3	75	12,960																
2	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000																
										TOTAL OB/XF 19,960																					
LAND DESCRIPTION																															
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	0700	C	MISC RES	0		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,480														
REVIEW DATE 04/15/2026 BY Andres Total Acres: 5.04 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 06/23/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055204	Mobile Home		04/01/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1050	4/28/2022	WD P	I	98		100
GRANTOR: AVERY JAMES R						
GRANTEE: AVERY JAMES R & WAN						
1272/2399	4/11/2014	WD Q	I	01		26,500
GRANTOR: (FRANKLIN NELSON KELL						
GRANTEE: JAMES R AVERY						

BUILDING NOTES

BUILDING DIMENSIONS