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 84640

2027

12-4S-15-00350-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

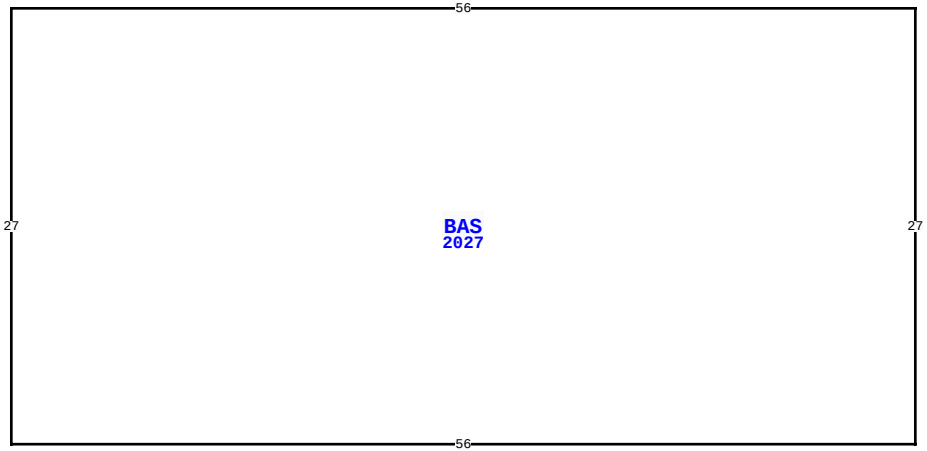
NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2027	1,512	161,453
TOTALS	1,512			1,512	161,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	108.96	164,748	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1512 HX Base Yr



506 SW GALLANT LN, 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	0031	BARN,MT AE	0	0	36	40	1,440.00	UT	12.00	12.00	75	2018	2018	3	75	12,960	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	0	30	23	1.00	UT	3,450.00	3,450.00	100	2027	2026		100	3,450	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,453
TOTAL MARKET OB/XF VALUE	23,410
TOTAL LAND VALUE - MARKET	60,480
TOTAL MARKET VALUE	245,343
SOH/AGL Deduction	0
ASSESSED VALUE	245,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,343
TOTAL JUST VALUE	245,343
NCON VALUE	164,903
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,440

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

BAS=[YR=2027;ORIG=20,9] E56 S27 W56 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 23,410

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	0201	C	MOD HOME	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 11/16/2026 BY SYS