

BEG NW COR OF NE1/4 OF SE1/4, RU
E 1299.69 FT TO W R/W SW WALTER
645.72 FT, W 678.34 FT, S 84.54

CHIU DANIEL/CHIU GEORGETA
8272 N OZANAM AVE
NILES, IL 60714

2026

14-5S-16-03618-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architactual Units	01	CONV	100 0 100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		1,296 80,675

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2022	Heated Area: 1296			HX Base Yr			
332 SW CAPALLIA GLN, LAKE CITY											
BLD DATE		LGL DATE		05/07/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		161,350	
TOTAL MARKET OB/XF VALUE		17,300	
TOTAL LAND VALUE - MARKET		160,230	
TOTAL MARKET VALUE		237,677	
SOH/AGL Deduction		1,871	
ASSESSED VALUE		235,806	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		235,806	
TOTAL JUST VALUE		338,880	
NCON VALUE		400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/515	11/24/2021	WD	Q	I	01	265,000
GRANTOR: CAPALLIA CHASE R						
GRANTEE: CHIU DANIEL						
1388/0599	4/23/2019	WD	U	I	11	100
GRANTOR: FRANK CAPALLIA						
GRANTEE: CHASE R CAPALLIA &						

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,600	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,600	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0070	CARPORT UF	0	0	30	60	1,800.00	UT	1.50	1.50	100	2018	2018	3	100	2,700	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
TOTAL OB/XF															17,300		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 S27 E48 N27\$.											

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	0200	C	MBL HM	0		A-1	0.00	0.00	6.83	AC		1.00	1.00	1.00	7,000.00	7,000.00	47,810							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
3	6200	A	PASTURE 3	0					15.06	AC		1.00	1.00	1.00	280.00	280.00	4,217							
4	9910	M	MKT.VAL.AG	0					15.06	AC		1.00	1.00	1.00	7,000.00	7,000.00	105,420							

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<div style="border: 1px solid black; width: 400px; height: 300px; margin: auto; position: relative;"> BAS </div>												
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TOTAL OB/XF 0																

LAND DESCRIPTION																								
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COLUMBIA COUNTY PROPERTY				PAGE 2 of 2	3
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