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

2027

14-5S-16-03618-004

BUILDING CHARACTERISTICS

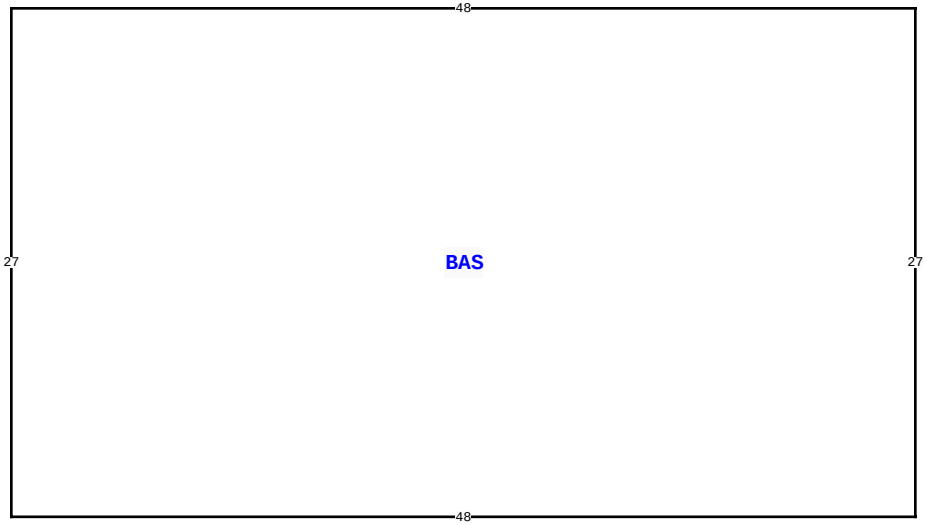
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	78,158
TOTALS	1,296			1,296	78,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	117.9000	109.65	142,106	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1296 HX Base Yr



332 SW CAPALLIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	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	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	0	30	60	1,800.00	UT	1.50	1.50	100	2018	2018	3	100	2,700	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,316
TOTAL MARKET OB/XF VALUE	17,300
TOTAL LAND VALUE - MARKET	160,230
TOTAL MARKET VALUE	232,643
SOH/AGL Deduction	0
ASSESSED VALUE	232,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,643
TOTAL JUST VALUE	333,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,530

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,300

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	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							

REVIEW DATE 02/05/2026 BY JB Total Acres: 22.89 Total Land Value: 59,027 Market: 105,420 Agricultural: 4,217 Common: 54,810 PRINTED 11/17/2026 BY SYS

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

2027

14-5S-16-03618-004

BUILDING CHARACTERISTICS

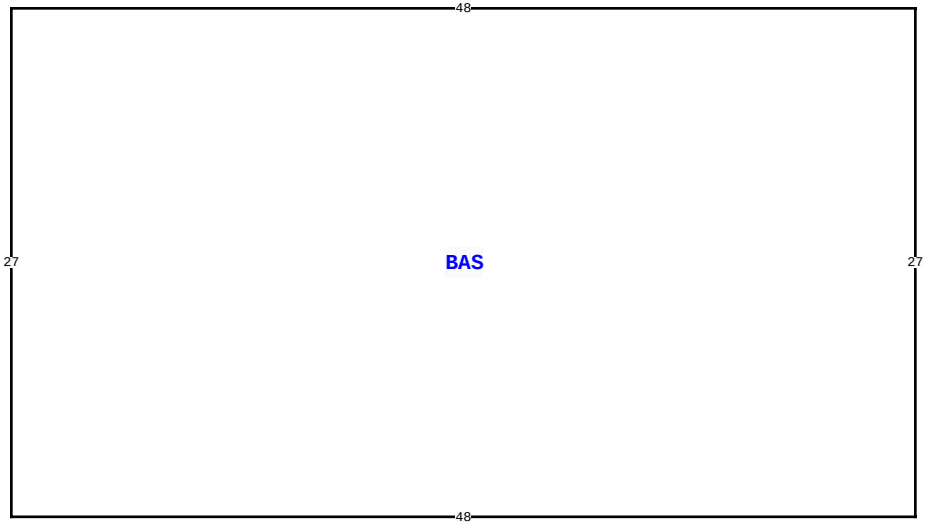
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	78,158
TOTALS	1,296			1,296	78,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	117.9000	109.65	142,106	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 2022 Heated Area: 1296 HX Base Yr



332 SW CAPALLIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,316
TOTAL MARKET OB/XF VALUE	17,300
TOTAL LAND VALUE - MARKET	160,230
TOTAL MARKET VALUE	232,643
SOH/AGL Deduction	0
ASSESSED VALUE	232,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,643
TOTAL JUST VALUE	333,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,530

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/05/2026 BY JB Total Acres: 22.89 Total Land Value: 59,027 Market: 105,420 Agricultural: 4,217 Common: 54,810 PRINTED 11/17/2026 BY SYS