LOT 40 OAKS OF LAKE CITY PHS 1

WD 1145-311, WD 1167-447, WD 126

JUDSON ROBERT P/JUDSON KIMBERLY M
2806 LUKE ROAD
BLOOMINGTON, IL 61704

2027

18-5S-17-09280-140

BUILDING CHARACTERISTICS

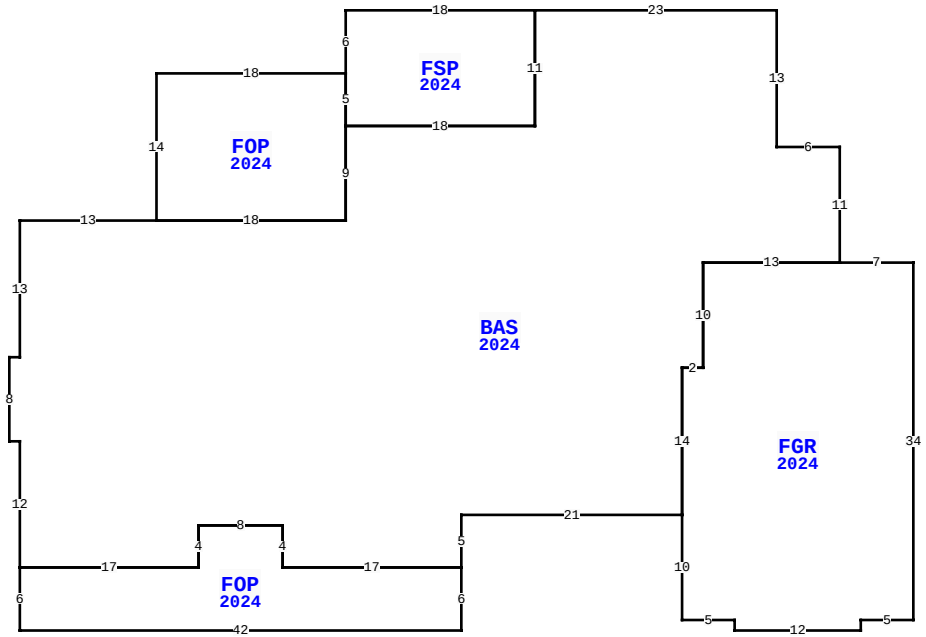
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,694	100	2024	2,694	340,153
FGR	740	55	2024	407	51,389
FOP	252	30	2024	76	9,596
FOP	284	30	2024	85	10,732
FSP	198	40	2024	79	9,974
TOTALS	4,168			3,341	421,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,341	117.1275	128.84	430,454	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 2694 HX Base Yr



528 SW UPSTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	0166	CONC,PAVMT	0	0	0	0	3,000.00	UT	3.00	3.00	100	2024	2023		100	9,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	421,845
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	570,845
SOH/AGL Deduction	0
ASSESSED VALUE	570,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	570,845
TOTAL JUST VALUE	570,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	578,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045339	New Residential C	650,000	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/1237	2/11/2014	WD	Q	V	01	87,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: ROBERT P & KIMBERLY						
1167/0447	2/09/2009	WD	U	V	38	100,000
GRANTOR: TIM F & ANNE HURST						
GRANTEE: OAKS OF LAKE CITY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S13 W1 S8 E1 S12 E17 N4 E8 S4 E17 N5 E21 N14 E2 N10 E13 N11 W6 N13 W23 S11 W18 S9 W18 W13 $
FOP=[YR=2024;ORIG=63,-4] S14 E18 N9 N5 W18 $
FSP=[YR=2024;ORIG=81,-10] S6 S5 E18 N11 W18 $
FOP=[YR=2024;ORIG=50,43] S6 E42 N6 W17 N4 W8 S4 W17 $
FGR=[YR=2024;ORIG=115,14] S10 W2 S14 S10 E5 S1 E12 N1 E5 N34 W7 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 12/20/2023 BY HC Total Acres: 4.67 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/17/2026 BY SYS