

LOTS 1-11 & LOT 14, FORT WHITE A
 BEG AT SW COR OF SEC, RUN N 369.
 OF WILSON SPRINGS RD, NE ALONG R

SPRINGS RETREAT, LLC
 51435 FORSYTHIA ST
 SHELBY TOWNSHIP, MI 48316

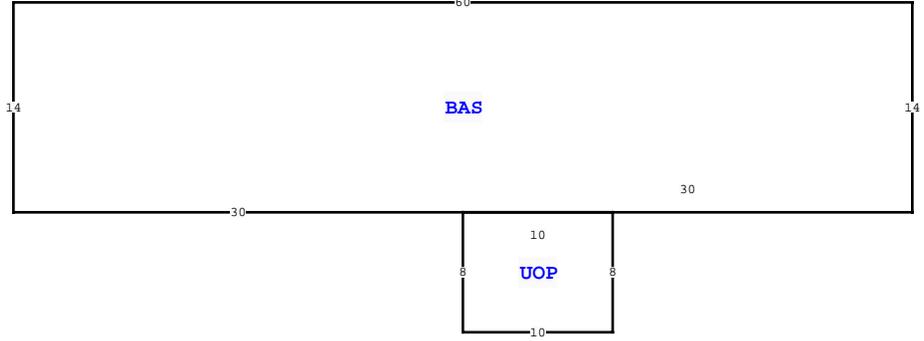
2026

33-6S-16-04049-000



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	26 ALM SIDING 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR 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				
Architectual	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	16.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	51,638
UOP	80	25		20	1,229
TOTALS	920			860	52,867

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	860	118.9000	111.77	96,122	1999	1999	0	0	45.00	55.00	
1 MANUF 1 0% - 2023 Heated Area: 840 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			52,867
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			117,000
TOTAL MARKET VALUE			80,958
SOH/AGL Deduction			932
ASSESSED VALUE			80,026
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			80,026
TOTAL JUST VALUE			176,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,867
SALE:1:1: 13 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1461	3/21/2022	WD	Q	I	01	145,000
GRANTOR: DAVIS JAY S						
GRANTEE: SPRINGS RETREAT, LL						
1097/0394	9/25/2006	TD	Q	V	03	11,000
GRANTOR: CLERK OF COURT (ETHEL						
GRANTEE: JAY S DAVIS						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	05/12/2023
		MLU	SPF

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S14 E30 UOP= S8 E10 N8 W10\$ E30 N14\$.												

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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000								
2	5600	A	TIMBER 3	0					11.00	AC		1.00	1.00	1.00	281.00	281.00	3,091								
3	9910	M	MKT.VAL.AG	0					11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000								