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

2027

33-6S-16-04049-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

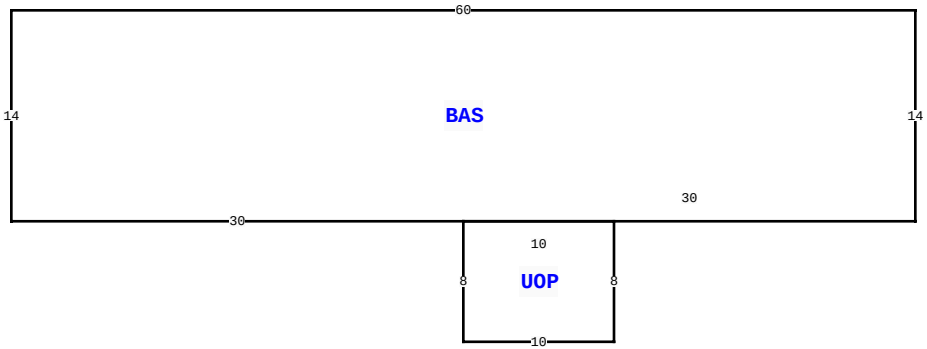
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	51,088
UOP	80	25		20	1,217
TOTALS	920			860	52,304

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	110.58	95,099	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 840 HX Base Yr



223 SW SEAGROVE CT, FORT WHITE

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,304
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	80,395
SOH/AGL Deduction	0
ASSESSED VALUE	80,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,395
TOTAL JUST VALUE	176,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,867

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 05/12/2023 BY SPF Total Acres: 13.00 Total Land Value: 21,091 Market: 99,000 Agricultural: 3,091 Common: 18,000 PRINTED 11/17/2026 BY SYS