

BEG WHERE THE E R/W US-441 INTER
OF SEC, RUN N 201 FT, E 211 FT,
W 211 FT TO POB.

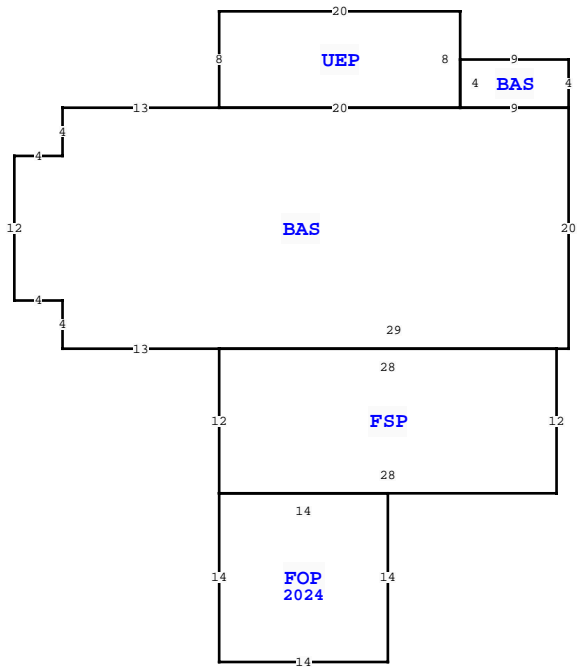
RINE FRANK H
PO BOX 164
ALPHA, OH 45301

2026

34-4S-17-09009-000

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	06 BD/BATTEN 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 10				
Air Condition	02 WINDOW 100				
Heating Type	02 CONVECTION 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	34417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	2,459
BAS	888	100		888	60,646
FOP	196	30	2024	59	4,029
FSP	336	40		134	9,151
UEP	160	60		96	6,557
TOTALS	1,616			1,213	82,842

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,213	93.8100	105.07	127,450	1950	1950	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 924 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		82,842	
TOTAL MARKET OB/XF VALUE		6,330	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		107,172	
SOH/AGL Deduction		0	
ASSESSED VALUE		107,172	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		107,172	
TOTAL JUST VALUE		107,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2296	4/18/2024	WD	Q	I	01	130,000
GRANTOR: TODD ERIC						
GRANTEE: RINE FRANK H						
1503/1946	11/28/2023	QC	U	I	11	100
GRANTOR: HARTLEY TAMMY M						
GRANTEE: TODD ERIC						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0263	PRCH, USP	0	0	10	10	100.00	UT	12.50	12.50	100	1993	1993	3	100	1,250	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF										
7581 S US HIGHWAY 441 , LAKE CITY										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			05/08/2026			MLU				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W13 S4 W4 S12 E4 S4 E13 E29 N20 W9 W20 \$									
FSP=[ORIG=0,20] S12 E28 N12 W28 \$									
UEP=[ORIG=20,0] N8 W20 S8 E20 \$									
BAS=[ORIG=29,0] N4 W9 S4 E9 \$									
FOP=[YR=2024;ORIG=0,32] S14 E14 N14 W14 \$									

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							