LOT 68 UNIT 21 THREE RIVERS ESTA
PB 695-303, 695-708, 697-739, 70

BROWN JAMES/BROWN LOUIS
2810 RITCHIE CREEK RD
BLUE RIDGE, GA 30513

2026

00-00-00-01336-000

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

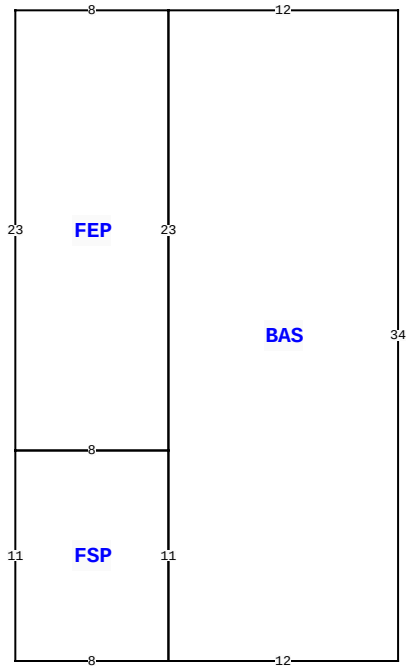
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.21	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	37,930
FEP	184	85		156	14,503
FSP	88	40		35	3,254
TOTALS	680			599	55,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	599	115.0000	108.10	64,752	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 0% - 0 Heated Area: 408 HX Base Yr



154 SW ALBANY TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,687
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	81,687
SOH/AGL Deduction	13,737
ASSESSED VALUE	67,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,950
TOTAL JUST VALUE	81,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37506	TR/TRAILER	257	12/03/2018
37295	PUMP/UTPOL	0	10/05/2018
19090	TR/TRAILER	75	12/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/0180	10/22/2018	WD	U	V	11	100
GRANTOR: LISA B FORD						
GRANTEE: JAMES BROWN & LOUIS						
1354/0134	2/21/2018	WD	Q	V	01	8,500
GRANTOR: ELAINE GOODWIN KRUEGE						
GRANTEE: LISA B FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= W8 S23 E8 N23$ S23 FSP= W8 S11 E8 N11 $ S11 E12 N34$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/24/2020 BY JB Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/14/2025 BY SYS