NW DIV: LOT 10 BLK I

342-450, 358-781, DC 928-463, AG

BIRDINE MOLLIE
2526 HUTCHINSON PARRISH RD
ADEL, GA 31620

2026

00-00-00-11543-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

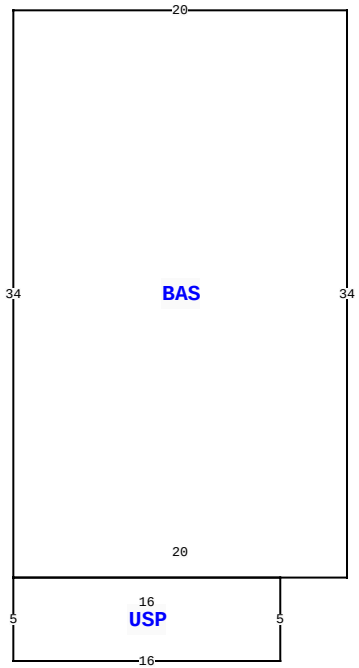
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100		680	17,249
USP	80	35		28	710
TOTALS	760			708	17,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	708	41.1750	46.12	32,653	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 680 HX Base Yr



923 NW FLORIDA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	17,959
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,881
TOTAL MARKET VALUE	23,840
SOH/AGL Deduction	0
ASSESSED VALUE	23,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,840
TOTAL JUST VALUE	23,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1887	ADDN SFR	50	09/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/0538	7/19/2010	QC	U	I	16	100
GRANTOR: SNELL						
GRANTEE: J D WOODS & MOLLIE						
1204/0536	7/19/2010	QC	U	I	16	100
GRANTOR: PAUL SNELL						
GRANTEE: MOLLIE BIRDINE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S34 USP= S5 E16 N5 W16$ E20 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	5,890.00	SF		1.00	1.00	1.00	0.50	0.50	2,945							
2	0000	C	VAC RES	0			0.00	0.00	5,872.00	SF		1.00	1.00	1.00	0.50	0.50	2,936							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.27 Total Land Value: 5,881 Market: 0 Agricultural: 0 Common: 5,881 PRINTED 11/18/2025 BY SYS