COMM NW COR OF SE1/4, S 280 FT F
CONT S 140 FT, E 160.04 FT, SW 3
NW 420 FT TO S R/W CO RD, NE ALO

PHILPOT DEL BRADLY
1415 UNIVERSITY DR
VALDOSTA, GA 31602

2026

02-3S-16-01945-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

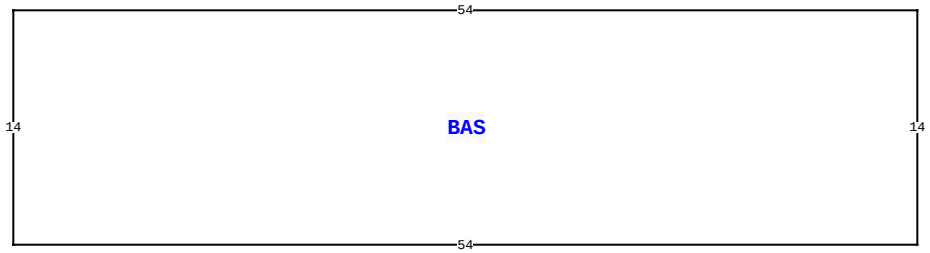
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100		756	16,856
TOTALS	756			756	16,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	756	92.9000	55.74	42,139	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 756 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,856
TOTAL MARKET OB/XF VALUE	7,350
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	42,206
SOH/AGL Deduction	1,817
ASSESSED VALUE	40,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,389
TOTAL JUST VALUE	42,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1428/164	9/28/2020	QC	U	I	11	0

GRANTOR: PHILPOT MARK L

GRANTEE: PHILPOT DEL BRADLY

276 NW OOSTERHOUDT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S14 E54 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,350

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	3.00	AC		1.00	1.00	0.80	7,500.00	6,000.00	18,000							

REVIEW DATE 05/08/2023 BY JB Total Acres: 3.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS