LOT 3 BLK F EASTSIDE VILLAGE UNI
863-1310, WD 1081-235, LE 1275-9

HERREN WILLIAM
4151 GINGER TRIAL
VALDOSTA, GA 31602

2025

03-4S-17-07592-663

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

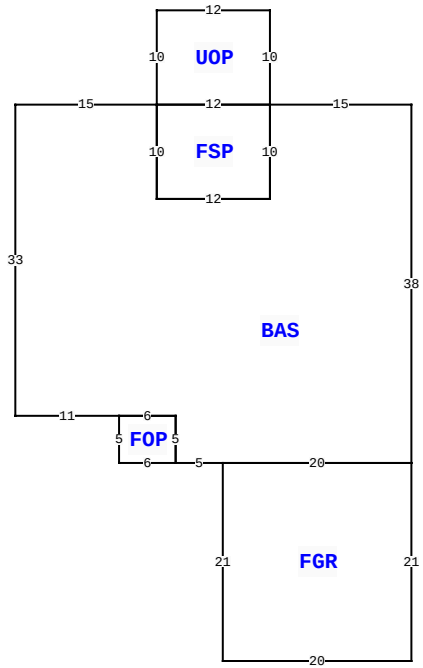
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,391	100		1,391	136,175
FGR	420	55		231	22,614
FOP	30	30		9	881
FSP	120	40		48	4,699
UOP	120	20		24	2,350
TOTALS	2,081			1,703	166,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	116.6000	143.65	244,636	1998	1998	0	0	0	31.85	68.15

1 SINGLE FAM 0% - 2022 Heated Area: 1391 HX Base Yr



126 SE IBIS WAY, LAKE CITY

BLD DATE	11/03/1998 CM	LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,719
TOTAL MARKET OB/XF VALUE	858
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	192,327
SOH/AGL Deduction	0
ASSESSED VALUE	192,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,327
TOTAL JUST VALUE	192,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046237	Solar Power Syste	121,583	01/11/2023
000045817	Roof Replacement	46,259	11/01/2022
13792	SFR	230	03/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2006	12/22/2021	WD	Q	I	01	169,600
GRANTOR: SPENCER WILLIAM R (LI						
GRANTEE: HERREN WILLIAM						
1275/0961	5/29/2014	LE	U	I	14	100
GRANTOR: WILLIAM R SPENCER & V						
GRANTEE: WILLIAM R SPENCER (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N10 W12 S10 E12$ FSP= W12 S10 E12 N10$ S10 W12 N10 W15 S33 E11 FOP= S5 E6 N5 W6$ E6 S5 E5 FGR= S21 E20 N21 W20$ E20 N38$.

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	0166	CONC,PAVMT	0	0	0	0	572.00	UT	1.50	1.50	100	1998	1998	3	100	858	

LAND DESCRIPTION

TOTAL OB/XF 858

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 01/19/2022 BY CP Total Acres: 0.15 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/22/2025 BY SYS