COMM NW COR OF NE1/4 OF NE1/4, R
C/L OF RR, RUN S'LY 1986 FT, W 5
W'LY 105 FT, S'LY 210 FT, E'LY 1

CURINTON CRYUS JR
3426 WOODRUFF CREEK LN
LOGANVILLE, GA 30052

2026

03-5S-16-03456-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

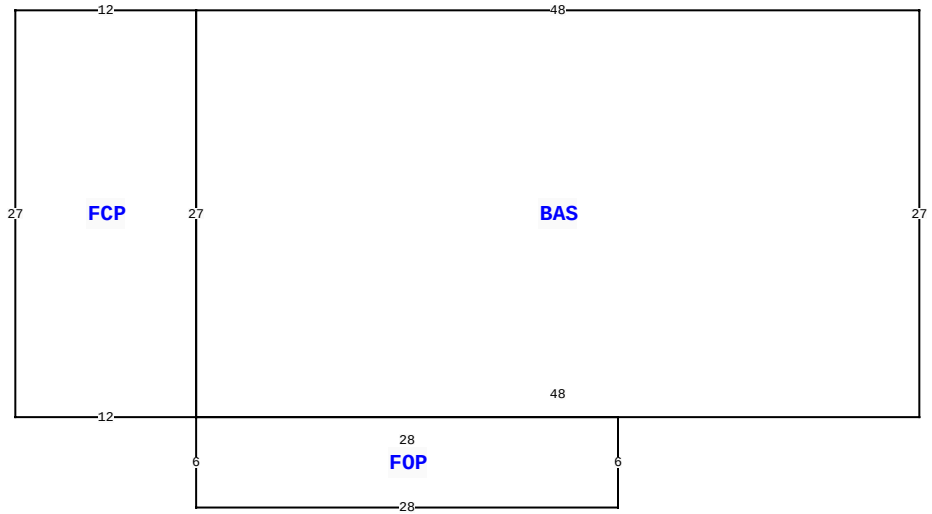
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	85,327
FCP	324	25		81	5,333
FOP	168	30		50	3,292
TOTALS	1,788			1,427	93,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,427	90.4400	101.29	144,541	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1296 HX Base Yr



1050 SW ZIEGLER TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,952
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	103,052
SOH/AGL Deduction	0
ASSESSED VALUE	103,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,052
TOTAL JUST VALUE	103,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/837	2/25/2022	WD	U	I	11	100

GRANTOR: ELLIS MILDRED

GRANTEE: CURINTON CRYUS JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FCP= W12 S27 E12 N27$ S27 FOP= S6 E28 N6 W28$ E48 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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		A-1	210.00	105.00	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							

REVIEW DATE 10/02/2019 BY KR Total Acres: 0.50 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/06/2025 BY SYS