

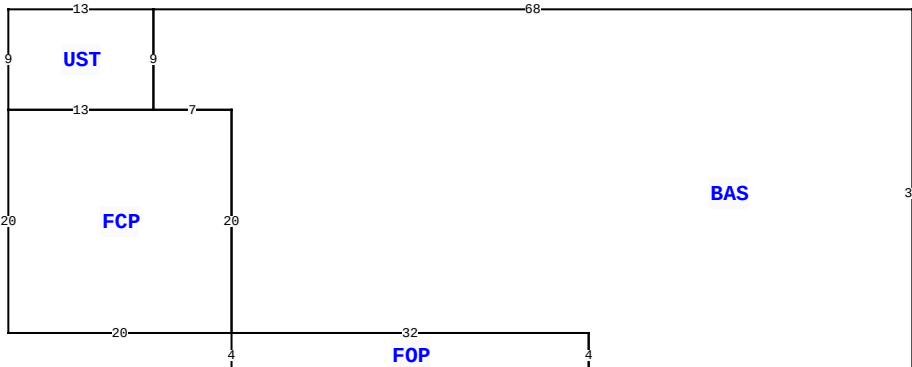
RING FRED D/PORTER PHYLLIS R

LE 1389-832, DC 1396-492, 493,

CAIRO, GA 39828

2026

06-4S-17-07920-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	19	COMMON BRK 100								0100	01	2,139	110.3860	123.63	264,445	1966	1966	0	0	0	35.00	65.00								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 0% - 0										Heated Area: 1948 HX Base Yr										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 90																												
Interior Floor	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																												
Architectural	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		6417.0100 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,948	100		1,948	156,540																									
FCP	400	25		100	8,036																									
FOP	128	30		38	3,054																									
UST	117	45		53	4,259																									
TOTALS		2,593				2,139		171,889																						
EXTRA FEATURES										522 SW GRANDVIEW ST, LAKE CITY																				
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														
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	290															
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200															
3	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	100	1993	1993	3	100	500															
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200															
LAND DESCRIPTION										TOTAL OB/XF										2,190										
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		*RSF	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500													
REVIEW DATE 09/15/2016 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/12/2025 BY SYS																														