COMM AT THE SW COR OF THE E 1/2
RUN N 441.94 FT. TO POB. CONT N
580.80 FT, S 220.97 FT, W 580.97

DUREN SANDRA T/DUREN BRIAN CHRISTOPHER
629 BRANDYWINE DR
EVANS, GA 30809

2026

07-4S-16-02808-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

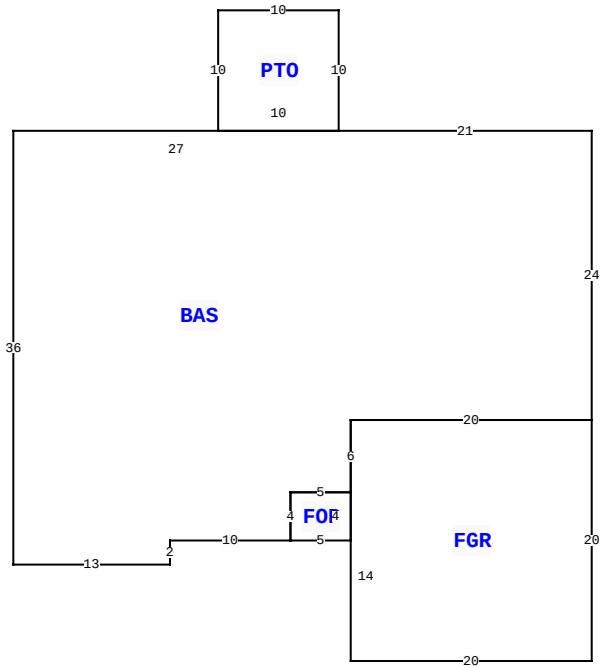
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	146,459
FGR	400	55		220	22,407
FOP	20	30		6	611
PTO	100	5		5	509
TOTALS	1,958			1,669	169,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	112.2660	125.74	209,860	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1438 HX Base Yr 2022



426 SW MOLLIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,987
TOTAL MARKET OB/XF VALUE		4,858
TOTAL LAND VALUE - MARKET		44,250
TOTAL MARKET VALUE		219,095
SOH/AGL Deduction		25,192
ASSESSED VALUE		193,903
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,181
TOTAL JUST VALUE		219,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24583	SFR	455	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/2708	8/25/2025	QC	U	I	11	100
GRANTOR: DUREN SANDRA T						
GRANTEE: DUREN SANDRA T						
1544/1671	6/30/2025	QC	U	I	11	100
GRANTOR: DUREN SANDRA T						
GRANTEE: DAUREN SANDRA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N10 W10 S10 E10$ W27 S36 E13 N2 E10 FOP= E5 N4 W5 S4$ N4 E5 FGR= S14 E20 N20 W20 S6$ N6 E20 N24$.

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	100	0	0	486.00	UT	3.00	3.00	100	2006	2006	3	100	1,458	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	

LAND DESCRIPTION

TOTAL OB/XF 4,858

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	100		A-1	0.00	0.00	2.95	AC		1.00	1.00	1.00	15,000.00	15,000.00	44,250							

REVIEW DATE 02/12/2024 BY KS Total Acres: 2.95 Total Land Value: 44,250 Market: 0 Agricultural: 0 Common: 44,250 PRINTED 10/03/2025 BY SYS