

LOT 7 GRASSLAND ACRES S/D.
645-51, 834-1851, 954-1888, 962-

PHELPS ELAINE NAPIER/NAPIER CHARLIE
4910 HAYSBORO WAY
CUMMINGS, GA 30040

2026

07-5S-16-03487-107



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		02
NEIGHBORHOOD/LOC	7516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	38,673
FST	192	55		106	2,847
UOP	144	25		36	967
UOP	208	25		52	1,396
TOTALS	1,984			1,634	43,883

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0060	CARPORT F	0 100	20	20	400.00	UT	2.50	2.50	100	2017
2	0296	SHED METAL	0 100	12	20	240.00	UT	12.00	12.00	100	2006
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017
5	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100	
6	0030	BARN, MT	0 100	24	30	720.00	UT	18.00	18.00	100	2026
7	0261	PRCH, UOP	0 100	12	62	744.00	UT	9.00	9.00	100	2026

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,634	111.9000	67.14	109,707	1987	1987		0	0	0 60.00	40.00	
1 MOBILE HME 100% - 2003 Heated Area: 1440 HX Base Yr 2003													
360 SW GRASSLAND WAY, LAKE CITY													

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		43,883		
TOTAL MARKET OB/XF VALUE		37,736		
TOTAL LAND VALUE - MARKET		55,000		
TOTAL MARKET VALUE		136,619		
SOH/AGL Deduction		54,007		
ASSESSED VALUE		82,612		
TOTAL EXEMPTION VALUE		HX HB SX WX 82,612		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		136,619		
NCON VALUE		19,656		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		116,963		
XFOB:1:1: CHAPEL HILL M H				

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1451/2027	11/02/2021	LE	U	I	14	100	
GRANTOR: NAPIER ANITA FAYE							
GRANTEE: PHELPS ELAINE NAPIE							
0954/1888	5/28/2002	QC	Q	I	06	100	
GRANTOR: BONNELL NAPIER & ANIT							
GRANTEE: ERNEST NAPIER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 UOP= N8 W14 N4 W8 S12 E22\$ W22 FST= N12 W16 S12E16\$ W16 S24 E18 UOP= S6 E24 N6 W24\$ E42 N24 \$.											