ALL OF E1/2 OF NE1/4 OF SE1/4 AS SR-250. ALSO BEG SW COR OF E1/2 SE1/4, RUN W 107.17 FT, N 470.5

TAYLOR SHERYL LYNN
4849 HAMMER LN
LAKE PARK, GA 31636

2025

09-3S-16-02044-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

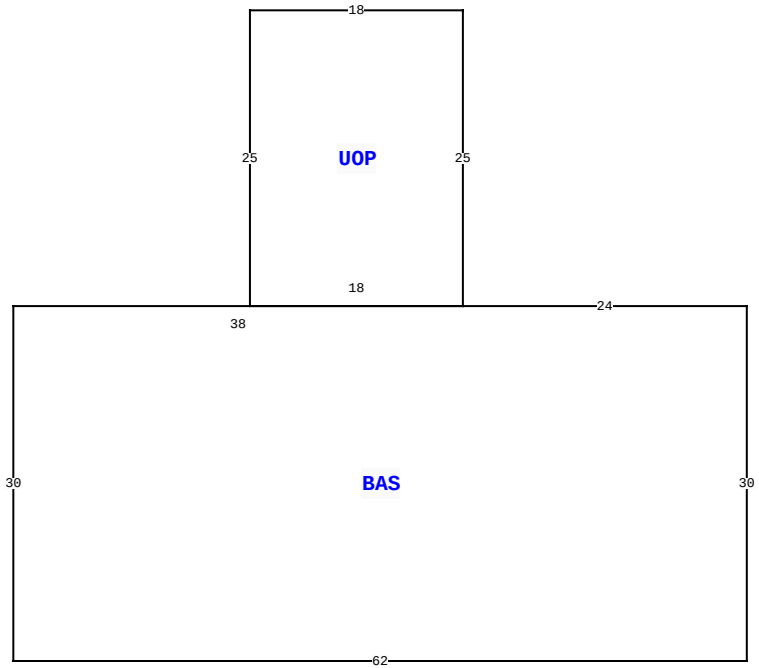
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	25,486
UOP	450	20		90	1,233
TOTALS	2,310			1,950	26,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,950	63.4380	68.51	133,594	1967	1967	0	0	50	35.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1860 HX Base Yr



5600 NW LAKE JEFFERY RD, 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	26,719
TOTAL MARKET OB/XF VALUE	2,303
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	59,022
SOH/AGL Deduction	4,813
ASSESSED VALUE	54,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,209
TOTAL JUST VALUE	59,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/0627	2/05/2014	WD	U	I	11	100
GRANTOR: JONATHAN H THOMAS SR						
GRANTEE: SHERYL LYNN TAYLOR						
1178/2480	8/11/2009	WD	U	I	38	24,000
GRANTOR: CHRIS D BELL F/K/A CH						
GRANTEE: JONATHAN H THOMAS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N25 W18 S25 E18$ W38 S30 E62 N30$.

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	0120	CLFENCE 4	0	0	0	0	350.00	UT	4.50	4.50	70	1993	1993	3	70	1,103	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,303

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	0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/12/2025 BY SYS