

LOT 2 WOODHAVEN S/D UNIT 3.
428-323, 743-45, DC 1156-1566, W

BROWN JAMES M/BROWN KRISTI L
212 W LAKE BLVD
CARROLLTON, GA 30116-5912

2026

09-4S-17-08300-067



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
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	03	03 100
Kitchen Adjus	02	02 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 9417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	137,444
FEP	336	80		269	24,388
FGR	528	55		290	26,292

TOTALS 2,380 2,075 188,124

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

REVIEW DATE 04/11/2017 BY BC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,075	124.5321	139.48	289,421	1979	1979	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1516 HX Base Yr											

384 SE WOODHAVEN ST, LAKE CITY

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

TOTAL OB/XF									
2,300									

Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,124	
TOTAL MARKET OB/XF VALUE		2,300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		208,924	
SOH/AGL Deduction		0	
ASSESSED VALUE		208,924	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		208,924	
TOTAL JUST VALUE		208,924	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		208,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1335/0465	4/19/2017	WD	Q	I	01	143,000	
GRANTOR: TIMOTHY S & JUDITH C							
GRANTEE: JAMES M & KRISTI L							
1160/1043	10/10/2008	WD	Q	I	03	17,200	
GRANTOR: POLLY PUTMAN							
GRANTEE: TIMOTHY & JUDITH SM							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W18 S45 E28 N23 W2 E20 FGR= S2 E22 N24 W22 S22 \$ N15 FEP= N12 W28 S12 E28\$ W28\$.									