LOTS 1 THRU 8 IN BLOCK 111 COLUM
ALL OF BLOCK 111).

WARD MILES
131 HUNTERS WAY
STATESBORO, GA 30461

2026

10-5S-16-03556-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

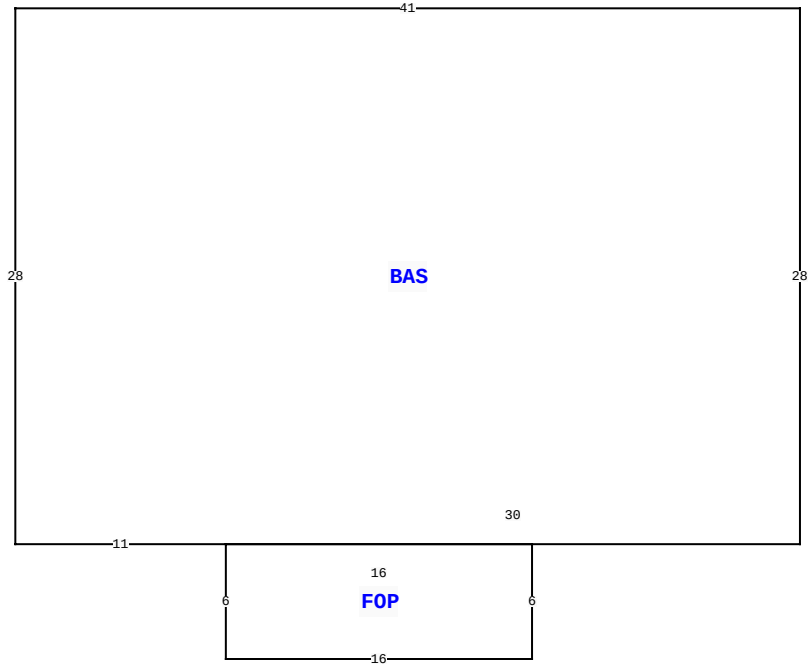
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100		1,148	163,334
FOP	96	30		29	4,126
TOTALS	1,244			1,177	167,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,177	139.2178	155.92	183,518	2018	2018	0	0	0	8.75	91.25

1 SINGLE FAM 0% - 2025 Heated Area: 1148 HX Base Yr



6286 SW COUNTY ROAD 240 , 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	167,460
TOTAL MARKET OB/XF VALUE	1,720
TOTAL LAND VALUE - MARKET	17,250
TOTAL MARKET VALUE	186,430
SOH/AGL Deduction	0
ASSESSED VALUE	186,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,430
TOTAL JUST VALUE	186,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36167	SFR	475	01/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/1134	6/30/2021	WD	Q	I	01	209,900
GRANTOR: PHILLIPS DAKOTA						
GRANTEE: WARD MILES						
1367/0245	8/20/2018	WD	Q	I	01	145,000
GRANTOR: BENNETT G MARTIN						
GRANTEE: DAKOTA PHILLIPS & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S28 E11 FOP= S6 E16 N6 W16$ E30 N28$.

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	0	12	30	360.00	UT	2.00	2.00	100	2018	2018	3	100	720	
2	0060	CARPORT F	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,720

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	1.15	AC		1.00	1.00	1.00	15,000.00	15,000.00	17,250							

REVIEW DATE 09/09/2019 BY BC Total Acres: 1.15 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 11/17/2025 BY SYS