COMM SE COR OF SW1/4 OF NW1/4, R
W R/W KIRBY RD FOR POB, CONT W 1
166.77 FT, E 117.37 FT TO W R/W

PLEASENTON JANICE SANDERS/MEADS CARLA SANDERS
3989 MEADOW RUN DR
MOBILE, AL 36619

2026

11-4S-16-02916-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

198 SW KIRBY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	9,879
TOTAL MARKET VALUE	17,079
SOH/AGL Deduction	0
ASSESSED VALUE	17,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,079
TOTAL JUST VALUE	17,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,079

LAND:2:1: W,S,E

SALE:1:1: PARCEL 2 (0.51 AC) & WELL & SEPTIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34142	M H	375	06/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0829/2383	11/17/1995	WD	Q	V	03	0

GRANTOR: HATTIE LEE BOX; PER R

GRANTEE: ERMA JEAN SANDERS H

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	9901	C	AC/XFOB	0		00	0.00	0.00	0.51	AC		1.00	1.00	1.49	13,000.00	19,370.00	9,879							

REVIEW DATE 11/09/2023 BY JB Total Acres: 0.51 Total Land Value: 9,879 Market: 0 Agricultural: 0 Common: 9,879 PRINTED 11/18/2025 BY SYS