S1/2 OF SE1/4 OF SE1/4. EX ADDN'
TAKEN IN 1221-1371 & EX 9.65 AC
1496-2776.

ALBURY ESTON FRANCIS III/ALBURY JOSEPH DAVID
15 PORT ROYAL DRIVE
SAVANNAH, GA 31410

2026

11-5S-16-03583-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

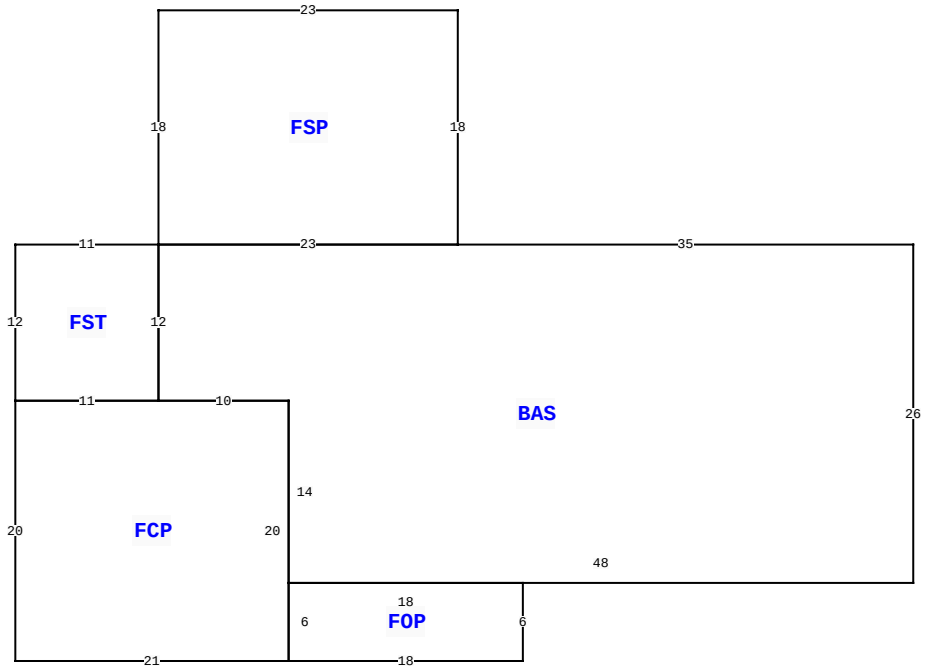
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	113,996
FCP	420	25		105	8,750
FOP	108	30		32	2,666
FSP	414	40		166	13,833
FST	132	55		73	6,083
TOTALS	2,442			1,744	145,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	114.4640	128.20	223,581	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1368 HX Base Yr



762 SW OLD WIRE 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	145,328
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	74,362
TOTAL MARKET VALUE	155,768
SOH/AGL Deduction	0
ASSESSED VALUE	155,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,768
TOTAL JUST VALUE	219,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,690

LAND:1:1: AG OK PER DOYLE CREWS JOINS 03564 113

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/2776	7/28/2023	WD	U	I	11	100
GRANTOR: ALBURY ESTON FRANCIS						
GRANTEE: ALBURY ESTON FRANCI						
1395/0419	9/23/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST/C						
GRANTEE: E ALBURY III,J ALBU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FSP= N18 W23 S18 E23$ W23 FST= W11 S12 E11 N12$ S12 FCP= W11 S20 E21 N20 W10$ E10 S14 FOP= S6 E18 N6 W18$ E48 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	8.28	AC		1.00	1.00	1.00	280.00	280.00	2,318							
3	9630	C	SWAMP	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.90	270.00	243.00	122							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	8.28	AC		1.00	1.00	1.00	8,000.00	8,000.00	66,240							

REVIEW DATE 09/19/2019 BY BC Total Acres: 9.78 Total Land Value: 10,440 Market: 66,240 Agricultural: 2,318 Common: 8,122 PRINTED 11/11/2025 BY SYS