LOT 8 & W1/2 LOT 7 COUNTRY CREEK
446-352, 492-288, 88-928-CA, 690

JOHNSON HUGH
2654 ELM DR SE
MARIETTA, GA 30067

2026

15-4S-17-08359-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100		2,403	180,202
FCP	520	25		130	9,749
FOP	9	30		3	225
FST	152	55		84	6,299
PTO	100	5		5	375
TOTALS	3,184			2,625	196,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,625	103.0080	115.37	302,846	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2403 HX Base Yr

301 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	196,850
TOTAL MARKET OB/XF VALUE	2,951
TOTAL LAND VALUE - MARKET	27,750
TOTAL MARKET VALUE	227,551
SOH/AGL Deduction	0
ASSESSED VALUE	227,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,551
TOTAL JUST VALUE	227,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32591	MAINT/ALTR	40	01/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/2743	5/17/2022	WD	Q	I	01	175,000
GRANTOR: CHAMBERS PATRICIA A						
GRANTEE: JOHNSON HUGH						
0824/0158	4/19/1996	WD	Q	I	03	34,400
GRANTOR: TERESA L IMM BARBER						
GRANTEE: PATRICIA CHAMBERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W10 S10 E10$ W67 FCP= W5 FST= W19 S8E19 N8$ S8 W19 S20 E24 N28$ S28 E36E15 FOP= E3 N3 W3 S3$ N3 E3 S5 E16 N2 E15 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,167.00	UT	1.50	1.50	100	1995	1995	3	100	1,751	

LAND DESCRIPTION

TOTAL OB/XF 2,951

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		RSF-2	0.00	0.00	1.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	27,750							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.74 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/18/2025 BY SYS