LOT 11 MEADOW VISTA S/D.

ORB 803-1448, 862-1126,

IRWIN JOHN V/IRWIN JANICE M
3862 BRENTVIEW PL NW
KENNESAW, GA 30144

2026

16-4S-16-03025-111

BUILDING CHARACTERISTICS

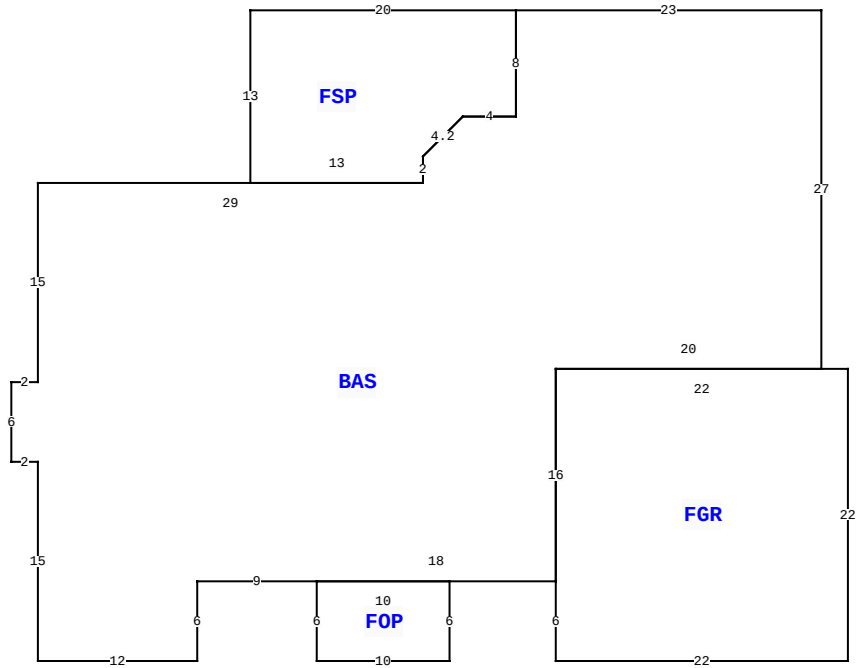
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100		1,864	168,170
FGR	484	55		266	23,999
FOP	60	30		18	1,624
FSP	230	40		92	8,301
TOTALS	2,638			2,240	202,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,240	123.9282	138.80	310,912	1998	1998	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1864 HX Base Yr



290 SW FANTASY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	202,093
TOTAL MARKET OB/XF VALUE	23,832
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	244,425
SOH/AGL Deduction	0
ASSESSED VALUE	244,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,425
TOTAL JUST VALUE	244,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,425

LAND:1:1: 1.22 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046731	Roof Replacement	15,805	03/14/2023
14358	POOL	95	08/05/1998
12882	SFR	305	08/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0862/1126	7/13/1998	WD	Q	I		136,000

GRANTOR: RICHMOND ASSETS & STA

GRANTEE: IRWIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= W20 S13 E13 N2 U3 R3 E4 N8$ S8 W4 L3 D3 S2 W29 S15 W2 S6 E2 S15 E12 N6E9 FOP= S6 E10 N6 W10 $ E18 FGR= S6 E22 N22 W22 S16$ N16 E20 N27$.

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	0	0	1,728.00	UT	1.50	1.50	100	1998	1998	3	100	2,592	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0280	POOL R/CON	0	0	14	30	420.00	UT	70.00	70.00	100	1998	1998	3	40	11,760	
4	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50	7.50	75	1998	1998	3	75	900	
5	0282	POOL ENCL	0	0	30	43	1,230.00	UT	15.00	15.00	100	1998	1998	3	40	7,380	

LAND DESCRIPTION

TOTAL OB/XF 23,832

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/29/2024 BY KS Total Acres: 1.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS