COMM NE COR OF NW1/4 OF NE1/4, R
W 530.2 FT TO N R/W CR-252 FOR P
ALONG R/W 317 FT, N 237 FT, E 29

FRASER ORLANDO M
1600 CENTER DR
VIDALIA, GA 30474

2026

22-4S-17-08667-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

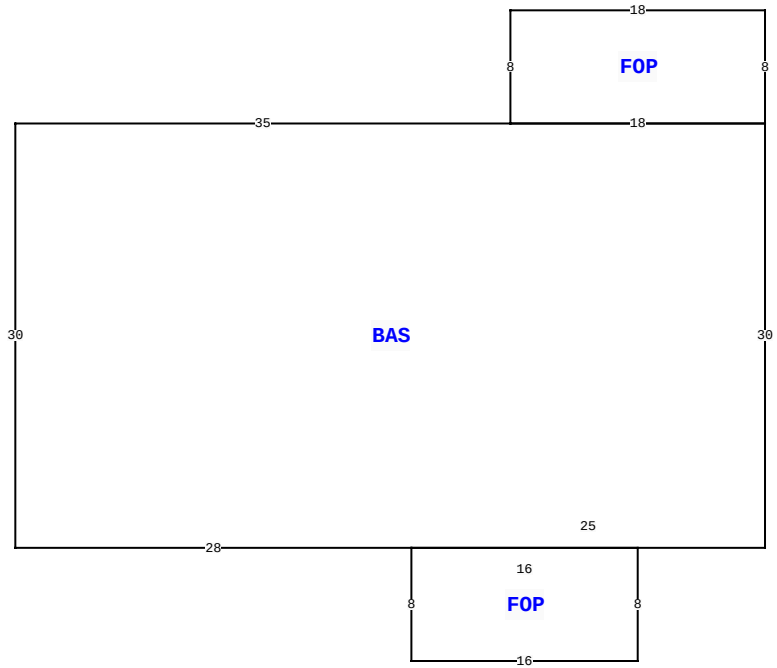
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100		1,590	129,322
FOP	128	30		38	3,091
FOP	144	30		43	3,498
TOTALS	1,862			1,671	135,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	111.7200	125.13	209,092	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1590 HX Base Yr



2653 SE COUNTY ROAD 252 , 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	135,910
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	164,610
SOH/AGL Deduction	0
ASSESSED VALUE	164,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,610
TOTAL JUST VALUE	164,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1193/1320	10/28/2009	WD	U	I	11	100
GRANTOR: JUDY A FRASER						
GRANTEE: ORLANDO M FRASER						
0985/1426	6/02/2003	WD	Q	I	01	100
GRANTOR: ROBERT L & DEWEY B WA						
GRANTEE: JUDY A FRASER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S30 E28 FOP= S8 E16N8 W16$ E25 N30 FOP= N8 W18 S8 E18$ W18$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 700

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 05/25/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS