

BEG NE COR OF NW 1/4 OF NW 1/4 S
448.21 FT, N 795.95 FT TO N LINE
E 447.92 FT TO POB.

PARISH SONJA A/PARISH SHAMEKA
6612 DORSEY DR
COLUMBUS, GA 31907

2026

23-4S-16-03097-003



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	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality 03 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 23416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100		30	1,893
BAS	1,180	100		1,180	74,453
FOP	50	30		15	946
UST	60	45		27	1,704

TOTALS 1,320 1,252 78,996

EXTRA FEATURES

L N	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	2014	2014	3	100	1,600	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	7.18	AC		1.00	1.00	1.00	5,500.00	5,500.00	39,490							

REVIEW DATE 03/04/2025 BY jerry

MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									2
0100	01	1,252	86.6700	97.07	121,532	1964	1964	0	0	0	35.00	65.00		STANDARD									
1 SINGLE FAM 0% - 0														Heated Area: 1210 HX Base Yr									

684 SW TUNSIL ST, LAKE CITY

064 SW TONSIL ST, LAKE CITY										INC DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600					
1.00	UT	0.00	0.00	100	2014	2014	3	100	500					
1.00	UT	7,000.00	7,000.00	100			3	100	7,000					

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	7.18	AC		1.00	1.00	1.00	5,500.00	5,500.00	39,490							

REVIEW DATE 03/04/2025 BY jerry

VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				78,996			
TOTAL MARKET OB/XF VALUE				9,100			
TOTAL LAND VALUE - MARKET				44,990			
TOTAL MARKET VALUE				133,086			
SOH/AGL Deduction				0			
ASSESSED VALUE				133,086			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				133,086			
TOTAL JUST VALUE				133,086			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				133,086			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/1614	4/20/2011	WD	U	I	11	100

GRANTOR: VERONICA PERRY-PR FOR

GRANTEE: SONJA A, SHAMEKA &

REVIEW DATE 03/04/2025 BY jerry Total Acres: 8.18 Total Land Value: 44,990 Market: 0 Agricultural: 0 Common: 44,990 PRINTED 11/18/2025 BY SYS