

LOTS 37 & 38 BAYA SURVEY EX RD R  
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL  
2725 JOYCE AVE  
DECATUR, GA 30032

2026

28-3S-17-05698-000

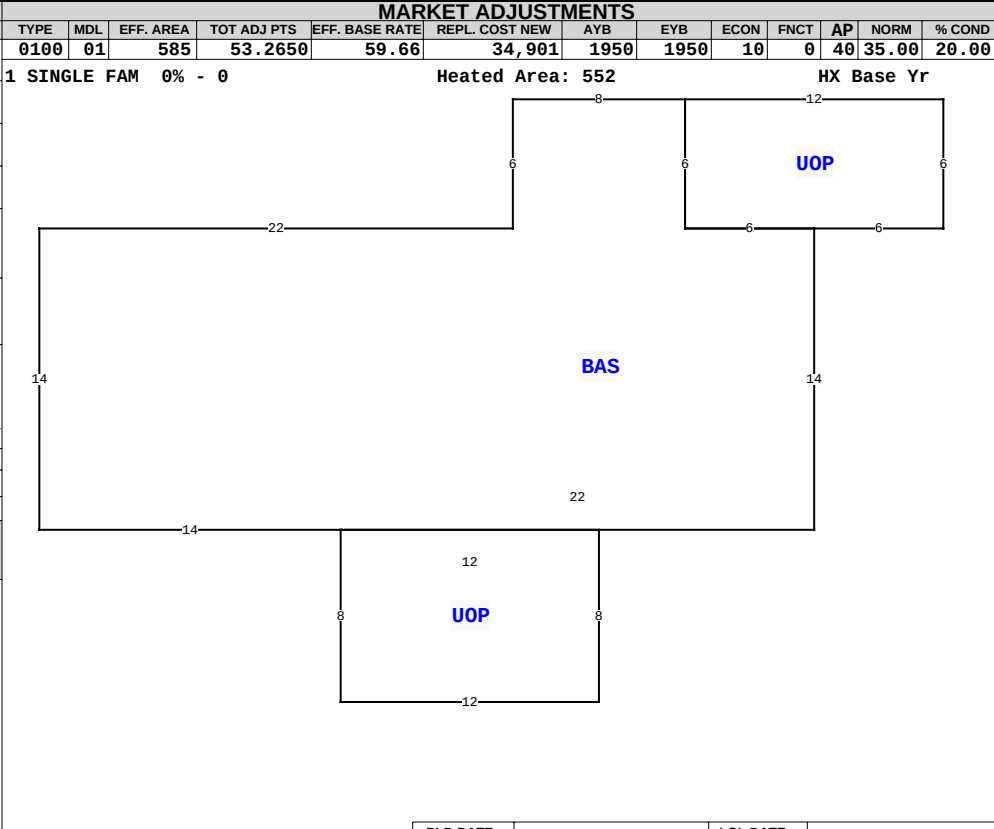
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 04 | SINGLE SID 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 02 | WALL BD/WD 100 |
| Interior Floo            | 09 | PINE WOOD 100  |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 01 | NONE 100       |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architactual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                    |             |
|------------------|--------------------|-------------|
| Quality          | 01                 | 01          |
| DOR CODE         | 0100 SINGLE FAMILY |             |
| MAP NUM          |                    | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 28317.020          | 1.00/       |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 552              | 100         |      | 552          | 6,586                |
| UOP       | 72               | 20          |      | 14           | 167                  |
| UOP       | 96               | 20          |      | 19           | 227                  |
| TOTALS    | 720              |             |      | 585          | 6,980                |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 10 | 30 | 300.00 | UT | 2.00  | 2.00           |       |
| 2              | 0294       | SHED WOOD/  | 0   | 0   | 10 | 12 | 120.00 | UT | 7.50  | 7.50           |       |
| 3              | 0296       | SHED METAL  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00  | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 0100     | C   | SFR                  | 0   |     |          | 0.00  | 0.00  | 59,500.00   | SF        |       |



|                               |          |           |
|-------------------------------|----------|-----------|
| 106 NE MAXWELL GLN, LAKE CITY | BLD DATE | LGL DATE  |
|                               | XF DATE  | LAND DATE |
|                               | INC DATE | AG DATE   |

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |  |  |  |  |  |           |
|---------------------------|--|--|--|--|--|--|--|--|--|--|-----------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  | 2         |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  | STANDARD  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  |  | Tax Dist: |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  | 121,828   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  | 1,900     |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  | 7,438     |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  | 131,166   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  | 0         |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  | 131,166   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  | 0         |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  | 131,166   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  | 131,166   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  | 0         |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |           |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  | 131,166   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 37820      | RECONNECT   | 75  | 03/04/2019 |
| 32357      | MAINT/ALTR  | 75  | 10/03/2014 |
| 11774      | M H         | 125 | 10/21/1996 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1543/1581                     | 5/30/2025  | PB           | U      | I      | 18        | 100           |  |
| GRANTOR: MAXWELL PATRICIA ANN |            |              |        |        |           |               |  |
| GRANTEE: MARTIN MICHAEL       |            |              |        |        |           |               |  |
| 1032/0425                     | 10/28/2004 | PR           | Q      | V      | 06        | 100           |  |
| GRANTOR: PATRICIA ANN MAXWELL |            |              |        |        |           |               |  |
| GRANTEE: PATRICIA A MAXWELL   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W22 S14 E14 UOP= S8 E12 N8 W12\$ E22 N14 UOP= E6 N6 W12 S6 E6\$ W6 N6 W8 S6\$. |  |  |  |  |  |  |  |  |  |  |  |

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BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

04

SINGLE SID 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

01

MINIMUM 100

Interior Wall

02

WALL BD/WD 100

Interior Floo

09

PINE WOOD 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

3

100

Bathrooms

1

100

Frame

01

NONE 100

Stories

1.

1. 100

Architectual Units

05

CONV 100

Condition Adj

03

03 100

Kitchen Adjus

01

01 100

Quality

01

01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

28317.020

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

552

100

552

6,586

UOP

24

20

5

60

UOP

80

20

16

191

TOTALS

656

573

6,837

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

0100

01

573

53.2650

59.66

34,185

1950

1950

10

0

40

35.00

20.00

4 SINGLE FAM

0% - 0

Heated Area: 552

HX Base Yr

UOP

BAS

UOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

106 NE MAXWELL GLN, LAKE CITY

TOTAL OB/XF

0

COLUMBIA COUNTY PROPERTY

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2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

121,828

1,900

7,438

131,166

0

131,166

0

131,166

131,166

0

131,166

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1543/1581

5/30/2025

PB

U

I

18

100

GRANTOR: MAXWELL PATRICIA ANN

GRANTEE: MARTIN MICHAEL

1032/0425

10/28/2004

PR

Q

V

06

100

GRANTOR: PATRICIA ANN MAXWELL

GRANTEE: PATRICIA A MAXWELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N6 W8 UOP= W4 S6 E4 N6\$ S6 W4 S14 E14 UOP= S8 E10 N8 W10\$ E22 N14 \$.

REVIEW DATE

04/13/2019

BY

DF

Total Acres: 1.37

Total Land Value: 7,438

Market: 0

Agricultural: 0

Common: 7,438

PRINTED 11/06/2025 BY SYS

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9 780306 465550

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