LOT 6 PARNELL ROCK GARDEN
CIRCLE S/D. 425-126, DC 1035-588, QC 1043-1250, PR 1335-

CALDWELL REGINA DENISE HARRIS
593 KINGSWOOD CT
LITHIA SPRINGS, GA 30122

2025

30-3S-17-11709-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

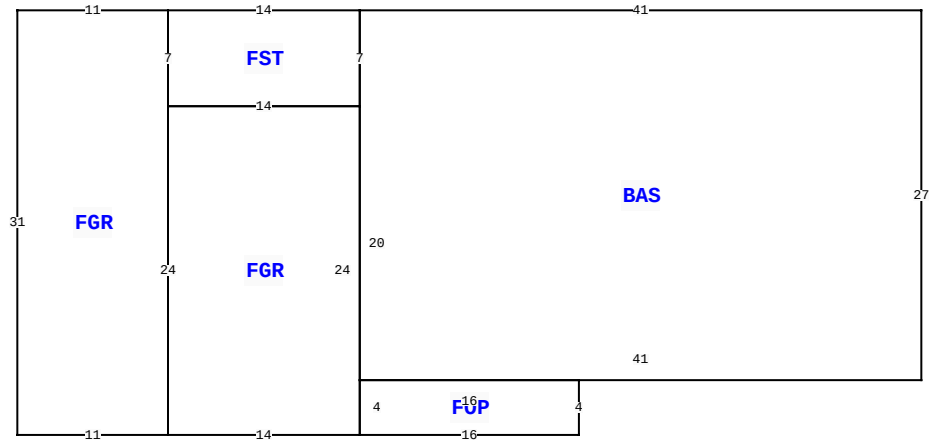
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100		1,107	72,179
FGR	336	55		185	12,063
FGR	341	55		188	12,258
FOP	64	30		19	1,239
FST	98	55		54	3,521
TOTALS	1,946			1,553	101,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	105.8508	118.55	184,108	1974	1974	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1107 HX Base Yr



880 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	101,259
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	3,800
TOTAL MARKET VALUE	105,759
SOH/AGL Deduction	9,631
ASSESSED VALUE	96,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,128
TOTAL JUST VALUE	105,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00369			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FST= W14 S7 E14 N7$S7 FGR= W14 FGR= N7 W11 S31E11 N24$ S24 E14 N24$ S20 FOP= S4 E16 N4 W16$ E41 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	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800							

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.21 Total Land Value: 3,800 Market: 0 Agricultural: 0 Common: 3,800 PRINTED 08/22/2025 BY SYS