LOT 8 BLOCK 9 UNIT 4 GWEN LAKE E
AT NE COR OF LOT 8 BLOCK 9, S 46
S 64 FT TO SE COR OF LOT 8, W 70

FINCH MARTIN/SOULE JESSICA
416 LAKEVIEW DR
BREMEN, GA 30110

2026

31-3S-17-06044-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

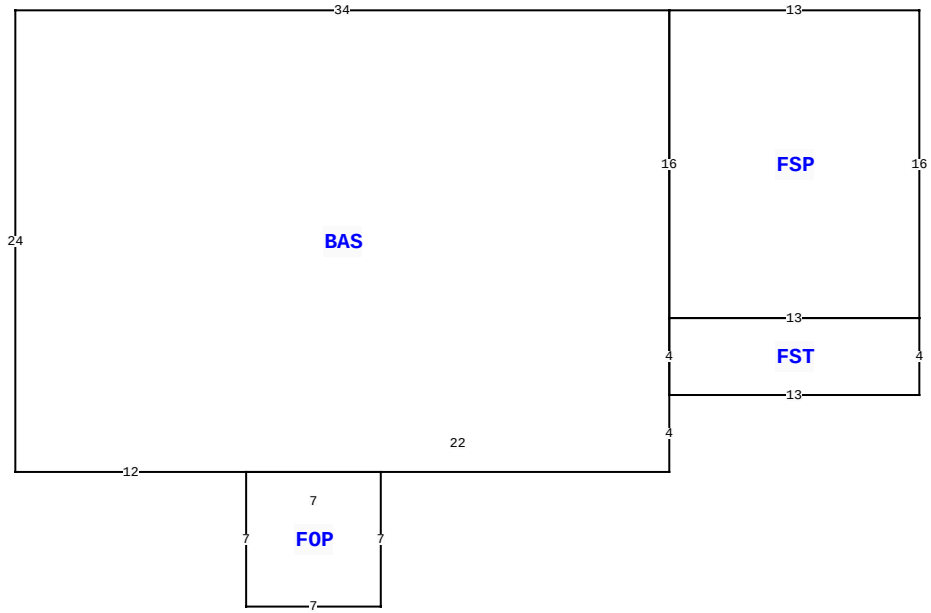
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	76,453
FOP	49	30		15	1,405
FSP	208	40		83	7,776
FST	52	55		29	2,717
TOTALS	1,125			943	88,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	943	121.6800	136.28	128,512	1966	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2024 Heated Area: 816 HX Base Yr



409 NW FERN BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	88,352
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	13,793
TOTAL MARKET VALUE	103,645
SOH/AGL Deduction	0
ASSESSED VALUE	103,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,645
TOTAL JUST VALUE	103,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000050	REMODEL	5	04/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/369	4/06/2023	WD	Q	I	01	129,000
GRANTOR: THE GREG AND LISA WAL						
GRANTEE: FINCH MARTIN						
1474/1576	8/03/2022	WD	U	I	11	100
GRANTOR: WALTRIP GREG						
GRANTEE: THE GREG AND LISA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 E12 FOP= S7 E7 N7 W7$ E22 N4 FST= E13 N4 W13 S4$ N4 FSP= E13 N16 W13 S16$ N16$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		*RSF	-1 0.00	0.00	13,793.01	SF		1.00	1.00	1.00	1.00	1.00	13,793							

REVIEW DATE 06/01/2023 BY ME Total Acres: 0.32 Total Land Value: 13,793 Market: 0 Agricultural: 0 Common: 13,793 PRINTED 11/18/2025 BY SYS