COMM SE COR OF SW1/4 OF
SE1/4, RUN N 78.07 FT TO N R/W
WILSON SPRINGS RD FOR POB, RUN

WATSON ROBERT
1127 LEVERETTE ROAD
WARNER ROBINS, GA 31088

2026

32-6S-16-04018-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

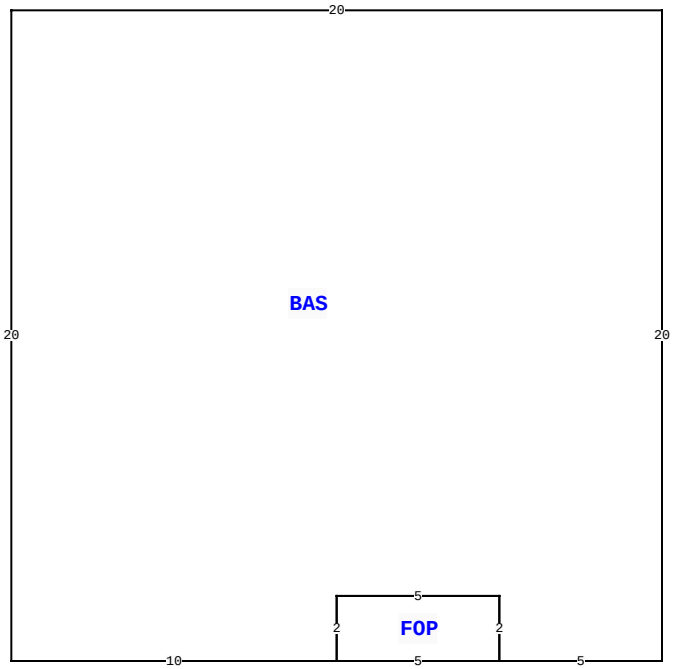
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	390	100		390	9,113
FOP	10	30		3	70
TOTALS	400			393	9,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	04	393	83.4540	46.73	18,365	1989	1989	0	0	0	50.00	50.00

1 EXCEP STOR 0% - 0 Heated Area: 390 HX Base Yr



1233 SW WILSON SPRINGS RD, FORT WHITE

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	9,182
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	24,682
SOH/AGL Deduction	0
ASSESSED VALUE	24,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,682
TOTAL JUST VALUE	24,682
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,682

SALE:2:1: 1 AC PLUS IMP-TOWER

SALE:1:1: NO STAMPS - DR219 SAYS 15,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0804/1599	4/25/1995	CT	U	I	11	15,000
GRANTOR: FT WHITE CABLEVISION-						
GRANTEE: ROBERT WATSON						
0729/0043	6/25/1990	WD	U	V	12	15,000
GRANTOR: DONNIE FREE						
GRANTEE: FORT WHITE CABLEVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S20 E10FOP= E5 N2 W5 S2$ N2 E5 S2 E5 N20$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

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	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/11/2015 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/13/2025 BY SYS