LOT 2 BLOCK 1 ANDREWS PARK S/D

780-829, 804-2160, 806-920, 819-

K GRIFFIN PROPERTIES INC
2109 WESLEY CHAPEL RD
PAVO, GA 31778

2026

34-3S-17-07032-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

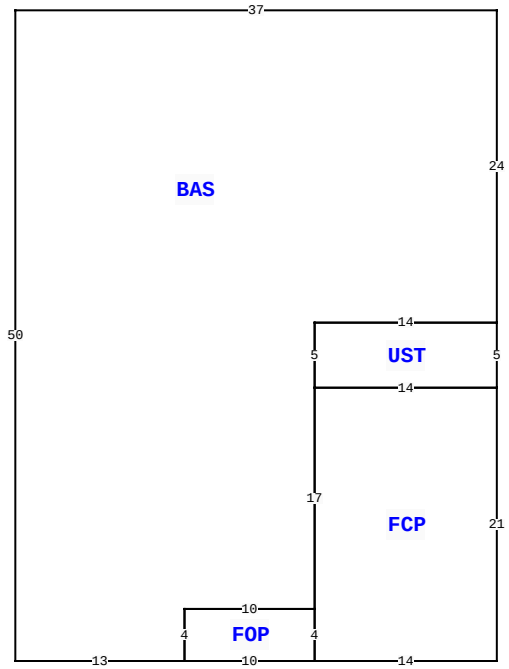
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100		1,446	75,972
FCP	294	25		74	3,888
FOP	40	30		12	631
UST	70	45		32	1,682
TOTALS	1,850			1,564	82,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	72.1710	80.83	126,418	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1446 HX Base Yr



721 SE STATE ROAD 100 , 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: 2	Tax Dist:
BUILDING MARKET VALUE	82,172
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	33,915
TOTAL MARKET VALUE	117,287
SOH/AGL Deduction	0
ASSESSED VALUE	117,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,287
TOTAL JUST VALUE	117,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,287

SALE:4:1: INCLUDED 07033-000

SALE:3:1: STAMPS FOR ORB 804-2157 PRCL 07056-000

SALE:2:1: SNOWPEAK HAD BEEN C/O ERIC VIRGIL

SALE:1:1: SALE INC RE# 07033-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1189/2178	2/26/2010	WD	U	I	30	287,500
GRANTOR: LUMBER DEALERS INC						
GRANTEE: K GRIFFIN PROPERTIE						
0819/1924	4/01/1996	WD	U	I	35	85,300
GRANTOR: JAMES & MONYA VIRGIL						
GRANTEE: LUMBER DEALERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S50 E13 FOP= E10 N4W10 S4$ N4 E10 FCP= S4 E14 N21 W14 S17$ N17 UST= E14 N5 W14 S5$ N5 E14 N24$.

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	0	0	3	100	400	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	35,700.00	SF		1.00	1.00	1.00	0.95	0.95	33,915							

REVIEW DATE 02/01/2017 BY DF Total Acres: 0.82 Total Land Value: 33,915 Market: 0 Agricultural: 0 Common: 33,915 PRINTED 11/21/2025 BY SYS