LOT 33 EX N 15 FT SEC 1 THREE RI
428-752, 800-873, QC 1040-2973,

WALKER AMANDA ALLISON
212 MADISON AVE N
DOUGLAS, GA 31533

2027

00-00-00-00549-000

BUILDING CHARACTERISTICS

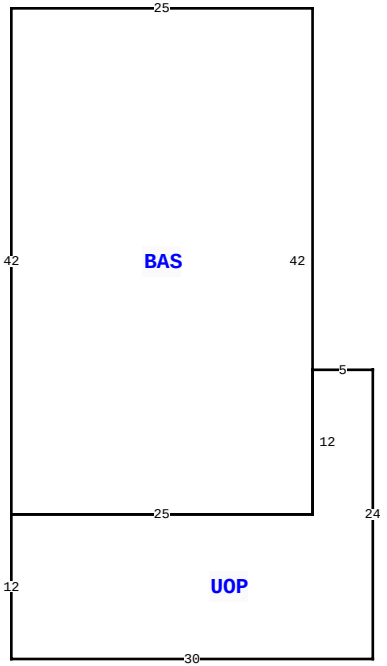
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	100000.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	84,932
UOP	420	20		84	6,794
TOTALS	1,470			1,134	91,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,134	106.0800	129.42	146,762	1982	1995	0	0	0	37.50	62.50

1 SFR PILING 0% - 2021 Heated Area: 1050 HX Base Yr



802 SW RIVERSIDE AVE, FORT WHITE

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

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	0084	DOCK-RIVER	0	0	0	0	1,134.00	UT	14.50	14.50	100	1982	1982	3	40	6,577	
2	0294	SHED WOOD/	0	0	12	16	192.00	UT	14.00	14.00	100	2006	2006	3	100	2,688	
3	0166	CONC,PAVMT	0	0	25	42	1,050.00	UT	5.00	5.00	100	2016	2016	3	100	5,250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	91,726
TOTAL MARKET OB/XF VALUE	14,515
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	208,241
SOH/AGL Deduction	0
ASSESSED VALUE	208,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,241
TOTAL JUST VALUE	208,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050095	Electrical Servic	0	06/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0652	4/22/2020	QC	U	I	11	100
GRANTOR: JOHN S ALLISON & TERE						
GRANTEE: AMANDA ALLISON WALK						
1408/2235	3/20/2020	QC	U	I	11	100
GRANTOR: ITCHY RIVER LLC						
GRANTEE: AMANDA ALLISON WALK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S42 UOP= S12 E30 N24 W5 S12 W25$ E25 N42$.

LAND DESCRIPTION

TOTAL OB/XF 14,515

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	0132	C	SFR RIVER	0		A-1	85.00	609.00	85.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	102,000							

REVIEW DATE 06/21/2024 BY TW Total Acres: 1.19 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 11/17/2026 BY SYS