LOT 34 SEC 1 THREE RIVERS ESTATE
WD 1012-403, DC 1012-405, WD 118

WALKER AMANDA ALLISON
212 MADISON AVE NORTH
DOUGLAS, GA 31533

2027

00-00-00-00550-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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 02

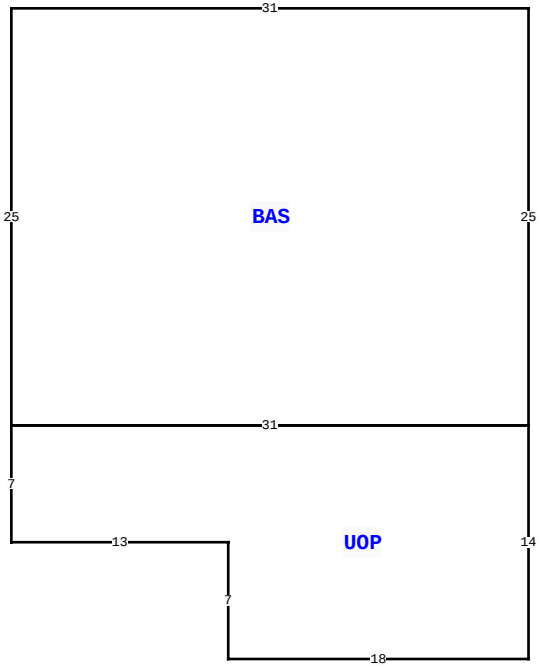
NEIGHBORHOOD/LOC 100000.01 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100		775	51,690
UOP	343	20		69	4,602
TOTALS	1,118			844	56,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	844	93.2800	102.61	86,603	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 775 HX Base Yr



818 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	0252	LEAN-TO W/	0	0	8	16	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0294	SHED WOOD/	0	0	8	16	128.00	UT	4.00	4.00	100	2006	2006	3	100	512	
3	0294	SHED WOOD/	0	0	10	16	160.00	UT	4.00	4.00	100	2006	2006	3	100	640	
4	0296	SHED METAL	0	0	8	8	64.00	UT	4.00	4.00	100	2006	2006	3	100	256	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,292
TOTAL MARKET OB/XF VALUE	1,508
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	177,800
SOH/AGL Deduction	0
ASSESSED VALUE	177,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,800
TOTAL JUST VALUE	177,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2665	2/28/2020	WD	U	I	37	300,000
GRANTOR: MELISA I & JOHN MICHA						
GRANTEE: AMANDA ALLISON WALK						
1385/0543	5/22/2019	WD	U	I	11	100
GRANTOR: MELISA I & J MICHAEL						
GRANTEE: MELISE I & JOHN MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S25 UOP= S7 E13 S7 E18 N14 W31$ E31 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,508

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	100.00	523.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 05/14/2020 BY RP Total Acres: 1.20 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS