LOT 2 UNIT 1-A THREE RIVERS ESTA
489-541, 830-28, WD 1388-2582, W

DUNNIGAN WILLIAM PAUL JR/DUNNIGAN JESSICA LEIGH
760 JENKINS RD
BLAKELY, GA 39823

2027

00-00-00-00568-002

BUILDING CHARACTERISTICS

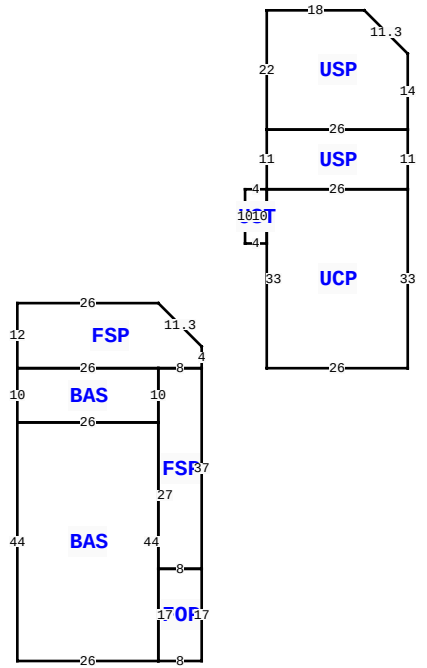
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	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	260	100		260	39,469
BAS	1,144	100		1,144	173,662
FOP	136	30		41	6,224
FSP	296	40		118	17,913
FSP	376	40		150	22,771
UCP	858	20		172	26,110
USP	286	35		100	15,180
USP	540	35		189	28,691
UST	40	45		18	2,732
TOTALS	3,936			2,192	332,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,192	138.2535	168.67	369,725	1987	2015	0	0	0	10.00	90.00

1 SFR PILING 0% - 2024 Heated Area: 1404 HX Base Yr



1188 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	1,488.00	UT	14.50	14.50	100	1987	1987	3	40	8,630	
2	0166	CONC,PAVMT	0	0	3	46	138.00	UT	1.50	1.50	100	1993	1993	3	100	207	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	332,752
TOTAL MARKET OB/XF VALUE	8,837
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	431,589
SOH/AGL Deduction	0
ASSESSED VALUE	431,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	431,589
TOTAL JUST VALUE	431,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,589

SALE:1:1: LOT 2 THREE RIVERS UNIT 1-A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/763	9/28/2023	WD	U	I	35	725,000
GRANTOR: MACDOWELL EVANS						
GRANTEE: DUNNIGAN WILLIAM PA						
1388/2582	7/12/2019	WD	Q	I	01	345,000
GRANTOR: BETTY A CHESTER						
GRANTEE: EVANS & KELLY MACDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,10] W26 S44 E26 N44 $
UCP=[ORIG=20,0] E26 N33 W26 S33 $
USP=[ORIG=46,-44] N14 U8L8 W18 S22 E26 $
FSP=[ORIG=0,0] E8 N4 U8L8 W26 S12 E26 $
FSP=[ORIG=0,0] S10 S27 E8 N37 W8 $
USP=[ORIG=46,-33] N11 W26 S11 E26 $
BAS=[ORIG=0,0] W26 S10 E26 N10 $
FOP=[ORIG=0,37] S17 E8 N17 W8 $
UST=[ORIG=20,-33] W4 S10 E4 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,837

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	75.00	524.00	75.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	90,000							

REVIEW DATE 10/25/2023 BY TP Total Acres: 0.90 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2026 BY SYS