LOT 24 UNIT 3 THREE RIVERS ESTAT
479-518, WD 1079-885, WD 1466-40

HICKS JOHN/HICKS TAMMY
405 GUN LAKE LOOP
TIFTON, GA 31794

2026

00-00-00-00595-024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
DOR CODE	0000	VACANT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.03 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,200
TOTAL MARKET VALUE	7,200
SOH/AGL Deduction	0
ASSESSED VALUE	7,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,200
TOTAL JUST VALUE	7,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1465	8/11/2022	WD	Q	V	01	7,000
GRANTOR: BROWN MARY ELLEN						
GRANTEE: HICKS JOHN						
1466/404	5/05/2022	WD	U	V	11	100
GRANTOR: BROWN WILLIAM F						
GRANTEE: BROWN WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.40	18,000.00	7,200.00	7,200							

REVIEW DATE 04/30/2024 BY MLU Total Acres: 1.19 Total Land Value: 7,200 Market: 0 Agricultural: 0 Common: 7,200 PRINTED 04/10/2026 BY SYS