LOTS 45 & 46 THREE RIVERS ESTATE
532-629, 924-2619, WD 1113-2232,

THE MERSHON LIVING TRUST
2360 JANELLS RIVER DR
FOLKSTON, GA 31537

2027

00-00-00-00639-000

BUILDING CHARACTERISTICS

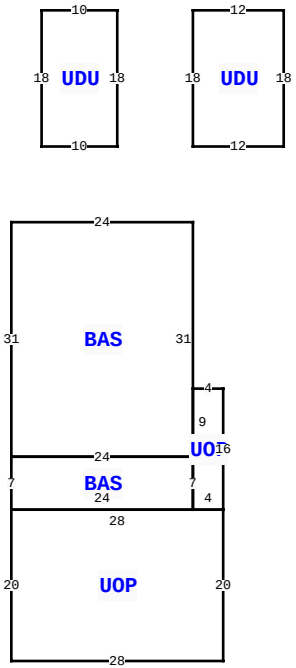
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.05	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	8,972
BAS	744	100		744	39,734
UDU	180	55		99	5,287
UDU	216	55		119	6,355
UOP	64	20		13	694
UOP	560	20		112	5,981
TOTALS	1,932			1,255	67,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,255	72.9600	89.01	111,708	1982	1982	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 912 HX Base Yr



1248 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,025
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	104,062
TOTAL MARKET VALUE	171,287
SOH/AGL Deduction	0
ASSESSED VALUE	171,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,287
TOTAL JUST VALUE	171,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35264	PUMP/UTPOL	50	05/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/2022	2/10/2014	WD	Q	I	05	140,000
GRANTOR: PBI SANTA FEE LLC						
GRANTEE: FRED E & LEAH G MER						
1269/2020	2/10/2014	WD	U	V	11	100
GRANTOR: JOHN R PAYNE AND AS T						
GRANTEE: PBI SANTA FE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S31 E24 N31 $
UOP=[ORIG=-24,38] S20 E28 N20 W28 $
UDU=[ORIG=0,-10] E12 N18 W12 S18 $
UDU=[ORIG=-10,-10] N18 W10 S18 E10 $
BAS=[ORIG=-24,31] S7 E24 N7 W24 $
UOP=[ORIG=0,31] S7 E4 N16 W4 S9 $
.

LAND DESCRIPTION

TOTAL OB/XF 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	75.00	FF		1.00	1.00	1.20	750.00	900.00	67,500							
2	0000	C	VAC RES	0			0.00	0.00	75.00	FF		1.00	1.00	0.65	750.00	487.50	36,562							

REVIEW DATE 11/27/2017 BY TW Total Acres: 1.25 Total Land Value: 104,062 Market: 0 Agricultural: 0 Common: 104,062 PRINTED 11/17/2026 BY SYS