

LOT 36 UNIT 10 THREE RIVERS ESTA  
518-365, 631-696,697, DC 1009-16

WATSON DALE L JR  
13 CAPTAINS TURN SE  
CATERSVILLE, GA 30121-8179

2026

00-00-00-00777-000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
															<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 13,200 TOTAL MARKET VALUE 13,200 SOH/AGL Deduction 7,355 ASSESSED VALUE 5,845 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,845 TOTAL JUST VALUE 13,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9,900											
DOR CODE 0000 VACANT															PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM MKT AREA 02																										
NEIGHBORHOOD/LOC 100000.10 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
						<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1012/0912 3/12/2004 WD Q V CD 3,500 GRANTOR: SUSAN BYNUM GRANTEE: DALE L WATSON JR 1009/1608 2/03/2004 WD U V 08 2,000 GRANTOR: STEVEN E FISHER GRANTEE: SUSAN BYNUM																				
TOTALS															BLD DATE		LGL DATE		04/14/2026		MLU					
EXTRA FEATURES															XF DATE		LAND DATE									
															INC DATE		AG DATE									
L N	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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.55	24,000.00	13,200.00	13,200							