

LOT 132 UNIT 18 THREE RIVERS EST
310-431, 430-234, 648-681, 872-1

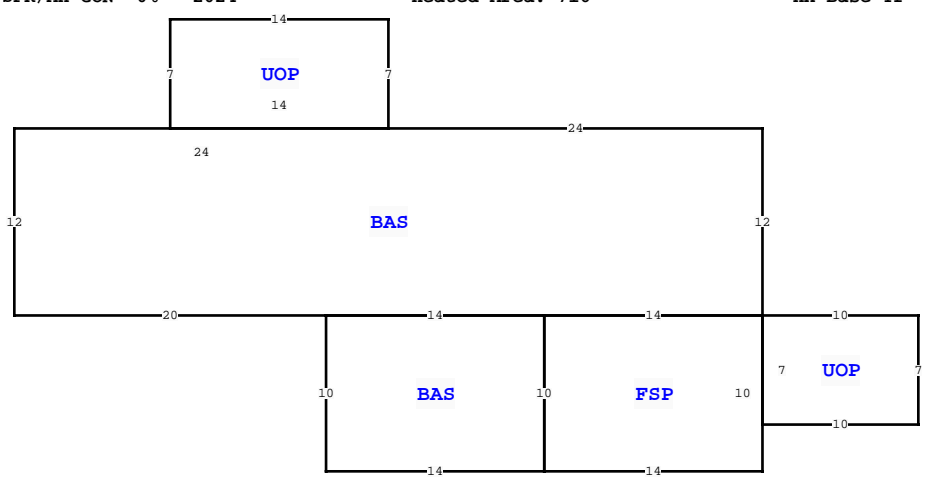
LINS TIMOTHY
128 STONEYBROOK DR
DAHLONEGA, GA 30533

2026

00-00-00-01120-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR/MH CON	0%	- 2024	92.40	75,214	1971	1985	0	0	40.00	60.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	100000.18 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	7,762
BAS	576	100		576	31,933
FSP	140	40		56	3,104
UOP	70	25		18	998
UOP	98	25		24	1,331
TOTALS	1,024			814	45,128

449 SW NEBRASKA TER, FORT WHITE

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

EXTRA FEATURES																	
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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
5	0031	BARN, MT AE	0	0	36	24	864.00	UT	11.00	11.00	75	2014	2014	3	75	7,128	
6	0251	LEAN TO W/	0	0	12	24	288.00	UT	3.50	3.50	75	2014	2014	3	75	756	
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	756	

TOTAL OB/XF 17,290

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			45,128	
TOTAL MARKET OB/XF VALUE			17,290	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			80,418	
SOH/AGL Deduction			0	
ASSESSED VALUE			80,418	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			80,418	
TOTAL JUST VALUE			80,418	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			79,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051470	Electrical Servic	0	11/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/1503	1/24/2025	LE U	I	I	14	100

GRANTOR: LINS CHRISTOPHER D
GRANTEE: LINS CHRISTOPHER D
1495/927 7/21/2023 PB U I 18 0
GRANTOR: CLERK OF COURT (LINS)
GRANTEE: LINS CHRISTOPHER D

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 UOP= N7 W14 S7 E14\$ W24 S12 E20 BAS= S10 E14 N10 W14\$ E14 FSP= S10 E14 N10 W14\$ E14 UOP= S7 E10 N7 W10\$ N12\$.