LOT 181 & 182 UNIT 18 THREE RIVE
659-144, 868-1987, WD 942-1111,

BOWDEN ROY JAMES/FORTHMAN HALIE AMBER
115 FORSYTH STREET
FORT VALLEY, GA 31030

2027

00-00-00-01155-000

BUILDING CHARACTERISTICS

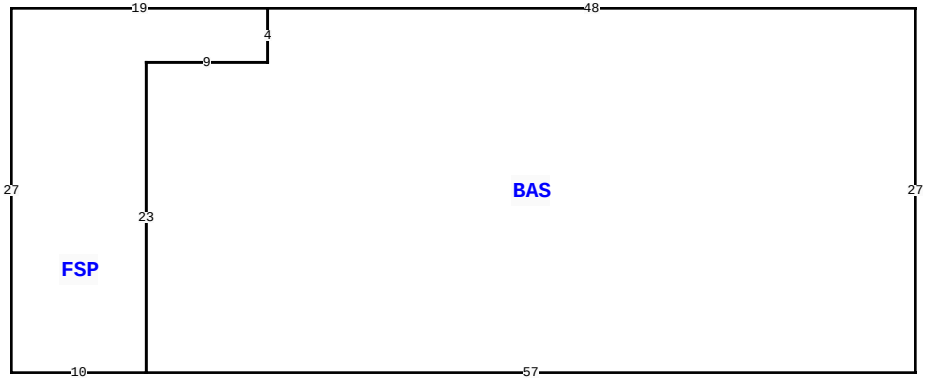
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,503	100		1,503	37,304
FSP	306	40		122	3,028
TOTALS	1,809			1,625	40,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,625	103.4100	62.05	100,831	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1503 HX Base Yr



253 SW DELAWARE WAY, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,332
TOTAL MARKET OB/XF VALUE	23,885
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	112,217
SOH/AGL Deduction	571
ASSESSED VALUE	111,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,646
TOTAL JUST VALUE	112,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28677	M H	468	06/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/987	3/19/2021	QC	U	I	11	100
GRANTOR: DAVIDSON CONNIE						
GRANTEE: BOWDEN ROY JAMES						
1292/1102	4/06/2015	WD	Q	I	01	43,000
GRANTOR: JUDITH E BUHROW						
GRANTEE: J LEROY & CONNIE DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FSP= W19 S27 E10 N23 E9 N4$ S4 W9 S23 E57 N27$.

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	0070	CARPORT UF	0	0	18	30	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	0210	GARAGE U	0	0	18	30	540.00	UT	16.00	16.00	75	2015	2015	3	75	6,480	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
8	0070	CARPORT UF	0	0	12	30	360.00	UT	1.50	1.50	75	2015	2015	3	75	405	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
10	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 23,885

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	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/11/2016 BY DF Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/18/2026 BY SYS