

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

2026

00-00-00-01155-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architectural	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
BAS	1,503	100	
FSP	306	40	
TOTALS	1,809		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2022									
			Heated Area: 1503			HX Base Yr						
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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			10,721
ASSESSED VALUE			101,496
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,496
TOTAL JUST VALUE			112,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,217

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						

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	0070	CARPOT 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	CARPOT 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	
TOTALS													23,885		

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

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

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	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	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								