NW DIV: LOT 6 BLOCK C.

LE 375-351, 640-598, TD 1481-828

G178 INVESTMENTS, LLC
2686 FULTON INDUSTRIAL BLVD SW, STE 366177
ATLANTA, GA 30336

2027

00-00-00-11494-000

BUILDING CHARACTERISTICS

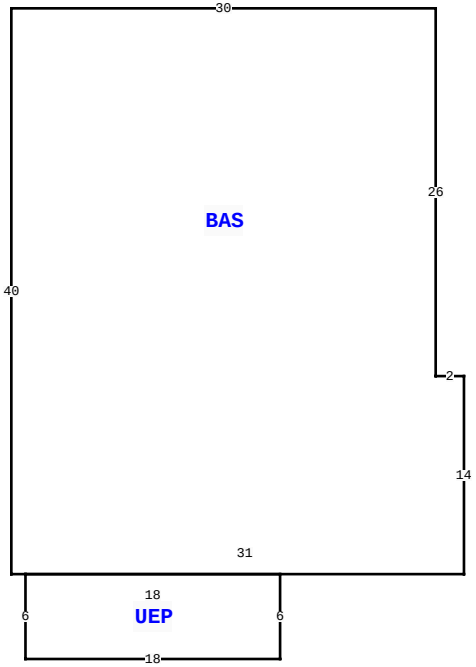
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100		1,228	7,619
UEP	108	60		65	403
TOTALS	1,336			1,293	8,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,293	28.2000	31.02	40,109	1935	1935	10	0	50	35.00	20.00

1 SINGLE FAM 0% - 2023 Heated Area: 1228 HX Base Yr



860 NW ALMA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	8,022
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	6,750
TOTAL MARKET VALUE	15,772
SOH/AGL Deduction	0
ASSESSED VALUE	15,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,772
TOTAL JUST VALUE	15,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/828	12/12/2022	TD	U	I	18	7,100

GRANTOR: CLERK OF COURT (FIELD

GRANTEE: G178 INVESTMENTS, L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N26 W30 S40 E1 UEP= S6 E18 N6 W18$ E31 N14 $.

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	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0060	CARPORT F	0	0	11	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		*RSF	-390.00	100.00	9,000.00	SF		1.00	1.00	1.00	0.75	0.75	6,750							

REVIEW DATE 10/13/2015 BY DF Total Acres: 0.21 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 11/17/2026 BY SYS