N DIV: S1/2 OF LOT 73 & THE E 48.5 FT OF N1/2 OF LOT 73 & THE W 53 FT OF LOT 26 BLOCK E,

PEEPLES LOUISE T/WILKERSON OMEGA M
6981 LING LN
AUSTELL, GA 30168

**2027**

**00-00-00-11790-000**

## BUILDING CHARACTERISTICS

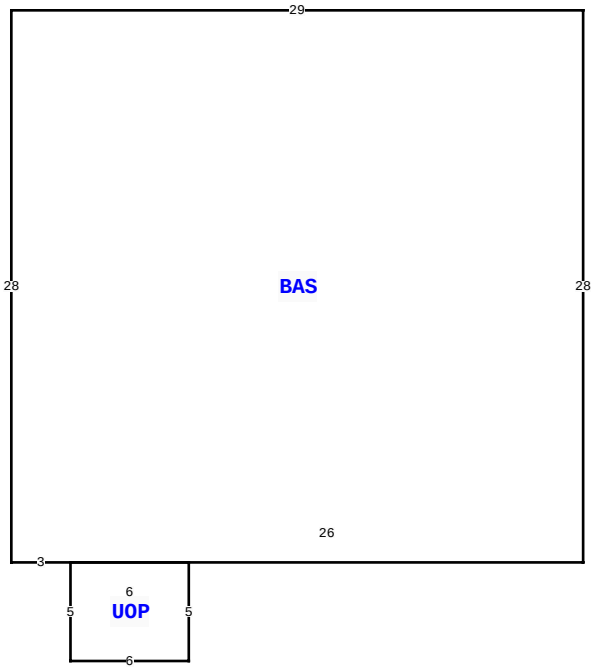
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0101 | SFRES/SFRES |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 830317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 812 | 100 | | 812 | 40,618 |
| UOP | 30 | 20 | | 6 | 300 |
| TOTALS | 842 | | | 818 | 40,918 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 818 | 82.6800 | 90.95 | 74,397 | 1940 | 1940 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 812 HX Base Yr




478 NE LEON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 72,182 |
| TOTAL MARKET OB/XF VALUE | 400 |
| TOTAL LAND VALUE - MARKET | 18,191 |
| TOTAL MARKET VALUE | 90,773 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 90,773 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,773 |
| TOTAL JUST VALUE | 90,773 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 92,083 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 923 | DEMOLISH | 0 | 11/28/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 S28 E3 UOP= S5 E6 N5 W6$ E26 N28$.

## 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 | 0297 | SHED CONCR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 400

| 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 | | *RO | 62.00 | 105.00 | 6,510.00 | SF | | 1.00 | 1.00 | 0.75 | 0.50 | 0.38 | 2,441 | | | | | | | |
| 2 | 0100 | C | SFR | 0 | | *RO | 50.00 | 210.00 | 10,500.00 | SF | | 1.00 | 1.00 | 0.75 | 0.50 | 0.38 | 3,938 | | | | | | | |
| 3 | 0000 | C | VAC RES | 0 | | *RO | 30.00 | 105.00 | 31,500.00 | SF | | 1.00 | 1.00 | 0.75 | 0.50 | 0.38 | 11,812 | | | | | | | |

REVIEW DATE 08/29/2018 BY HC Total Acres: 1.11 Total Land Value: 18,191 Market: 0 Agricultural: 0 Common: 18,191 PRINTED 11/17/2026 BY SYS

N DIV: S1/2 OF LOT 73 & THE
E 48.5 FT OF N1/2 OF LOT 73 &
THE W 53 FT OF LOT 26 BLOCK E,

PEEPLES LOUISE T/WILKERSON OMEGA M
6981 LING LN
AUSTELL, GA 30168

**2027**

**00-00-00-11790-000**

## BUILDING CHARACTERISTICS

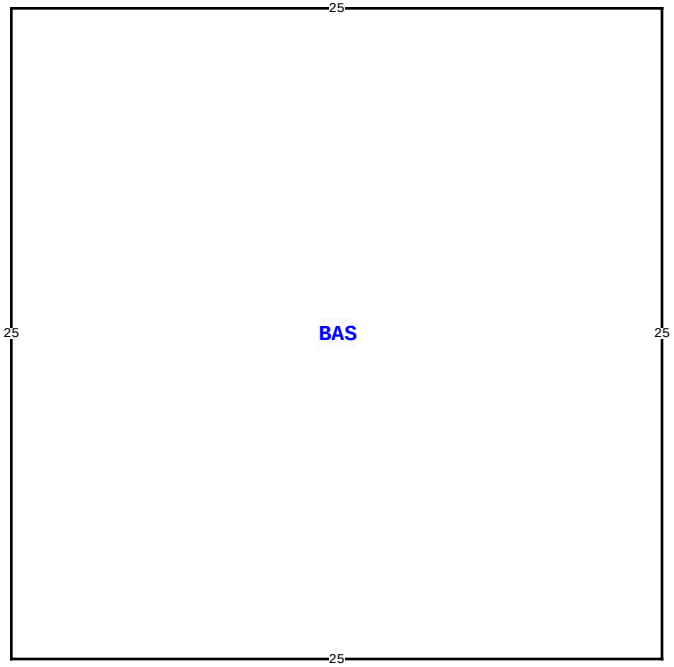
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0101 | SFRES/SFRES |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 830317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 625 | 100 | | 625 | 31,264 |
| TOTALS | 625 | | | 625 | 31,264 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 625 | 82.6800 | 90.95 | 56,844 | 1940 | 1940 | 10 | 0 | 0 | 35.00 | 55.00 |

2 SINGLE FAM 0% - 0 Heated Area: 625 HX Base Yr




478 NE LEON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

### VALUATION SUMMARY

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| VALUATION BY | STANDARD |
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| TOTAL MARKET VALUE | 90,773 |
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| ASSESSED VALUE | 90,773 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,773 |
| TOTAL JUST VALUE | 90,773 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 92,083 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 S25 E25 N25$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 08/29/2018 BY HC Total Acres: 1.11 Total Land Value: 18,191 Market: 0 Agricultural: 0 Common: 18,191 PRINTED 11/17/2026 BY SYS