C DIV: NW1/4 OF BLOCK 6 & W 10 F
NE1/4 OF BLOCK 6.

FEDERATION OF SOUTHERN COOPERATIVES / LAND ASSISTA
2769 CHURCH STREET
EAST POINT, GA 30344

2027

00-00-00-12637-001

BUILDING CHARACTERISTICS

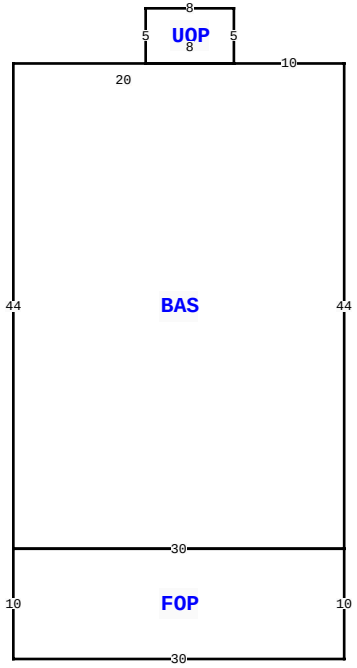
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	80,645
FOP	300	30		90	5,499
UOP	40	20		8	488
TOTALS	1,660			1,418	86,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	01	1,418	96.0000	71.04	100,735	1927	2010	0	0	0	14.00	86.00

1 OFFICE LOW 0% - 2024 Heated Area: 1320 HX Base Yr



224 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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		86,632
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,875
TOTAL MARKET VALUE		115,507
SOH/AGL Deduction		0
ASSESSED VALUE		115,507
TOTAL EXEMPTION VALUE	10	115,507
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		115,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046872	Electrical Servic	15,000	03/30/2023
18-483	REMODEL	4	08/31/2018
425	MAINT/ALTR	70	11/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/870	5/20/2022	WD	Q	I	01	135,000
GRANTOR: VALLONE MARIA KORBIEL						
GRANTEE: FEDERATION OF SOUTH						
1329/0473	1/17/2017	WD	Q	I	01	59,500
GRANTOR: MARY B MAULTSBY (AKA						
GRANTEE: MARIA KORBIEL VALLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N5 W8 S5 E8$ W20 S44 FOP= S10 E30 N10 W30$E30 N44$.

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
1	1700	C	1STORY OFF	0		00	105.00	50.00	5,250.00	SF		1.00	1.00	1.00	5.50	5.50	28,875							

REVIEW DATE 09/15/2022 BY CP Total Acres: 0.12 Total Land Value: 28,875 Market: 0 Agricultural: 0 Common: 28,875 PRINTED 11/16/2026 BY SYS