THE N 87.70 FT OF LOTS 12 & 13 B
THOMAS PARK S/D, LESS & EX THE N

UNITED STATES OF AMERICA
1293 WHISPERWOOD LN
LAWRENCEVILLE, GA 30043

2027

00-00-00-12881-012

BUILDING CHARACTERISTICS

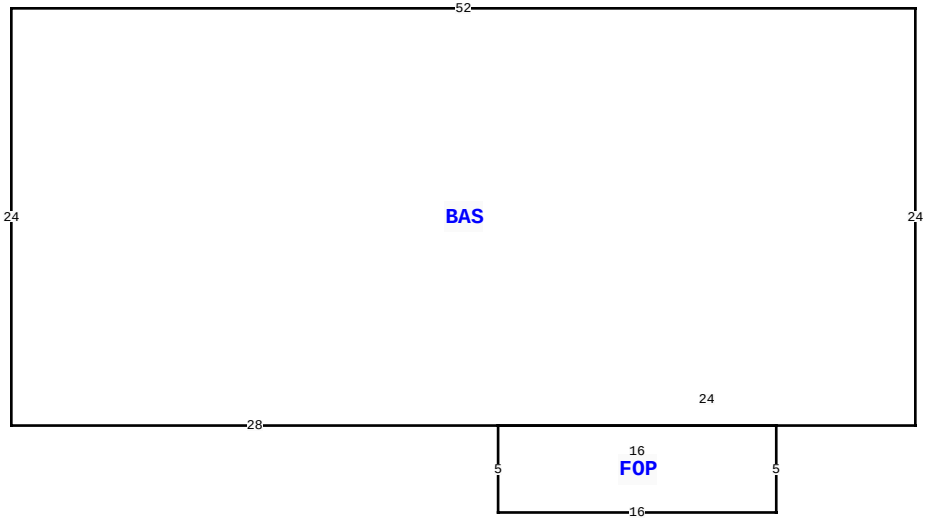
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	85,335
FOP	80	30		24	1,641
TOTALS	1,328			1,272	86,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,272	111.6000	122.76	156,151	1997	1997	10	0	0	34.30	55.70

1 SINGLE FAM 100% - 1998 Heated Area: 1248 HX Base Yr 1998



1026 NE CHERRY LN, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	316.00	UT	1.50	1.50	100	1997	1997	3	100	474	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		86,976
TOTAL MARKET OB/XF VALUE		1,874
TOTAL LAND VALUE - MARKET		6,295
TOTAL MARKET VALUE		95,145
SOH/AGL Deduction		16,209
ASSESSED VALUE		78,936
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,525
TOTAL JUST VALUE		95,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/203	9/09/2026	CT	U	I	18	0
GRANTOR: JONES MELLONIA						
GRANTEE: UNITED STATES OF AM						
0844/0167	8/15/1997	WD	Q	V		7,500
GRANTOR: COX & SONS CONST						
GRANTEE: MELLONIA JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E28 FOP= S5 E16N5 W16$ E24 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,874

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	100		RSF-2	112.00	81.00	8,393.00	SF		1.00	1.00	1.00	0.75	0.75	6,295							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.19 Total Land Value: 6,295 Market: 0 Agricultural: 0 Common: 6,295 PRINTED 11/17/2026 BY SYS