E DIV: S1/2 LOTS 5 & 6 BLOCK 3 O
698-703, 730-600, 748-1393, 773-

FRYE RAYMOND
7983 BIG CREEK PLACE
COLUMBUS, GA 31904

2027

00-00-00-13407-000

BUILDING CHARACTERISTICS

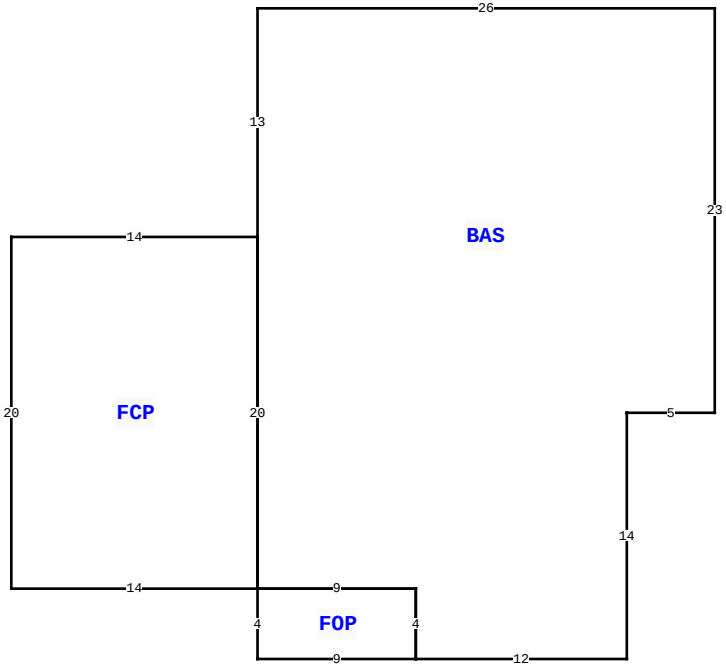
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.170 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	856	100		856	68,109
FCP	280	25		70	5,570
FOP	36	30		11	876
TOTALS	1,172			937	74,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	937	111.2800	122.41	114,698	1952	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 856 HX Base Yr



305 SE PERRY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0294	SHED WOOD/	0	0	8	9	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	74,554
TOTAL MARKET OB/XF VALUE	475
TOTAL LAND VALUE - MARKET	8,835
TOTAL MARKET VALUE	83,864
SOH/AGL Deduction	0
ASSESSED VALUE	83,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,864
TOTAL JUST VALUE	83,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/2520	5/18/2011	WD	Q	I	01	40,000
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: RAYMOND FRYE						
1209/1358	1/13/2011	QC	U	I	30	53,200
GRANTOR: FELICIANO BELTRAN & G						
GRANTEE: DEPENDABLE PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S13 FCP= W14 S20 E14 N20$ S20 FOP= S4 E9 N4 W9$ E9 S4 E12 N14 E5 N23$.

LAND DESCRIPTION

TOTAL OB/XF 475

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	-362.00	95.00	5,890.00	SF		1.00	1.00	1.00	1.50	1.50	8,835							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.14 Total Land Value: 8,835 Market: 0 Agricultural: 0 Common: 8,835 PRINTED 11/17/2026 BY SYS