

S DIV: LOT 3 BLOCK D OLIVIA ADDI
 COR OF LOT 3 BLK D OF OLIVIA ADD
 N 35.54 FT, E 33.40 FT S 10.38 F

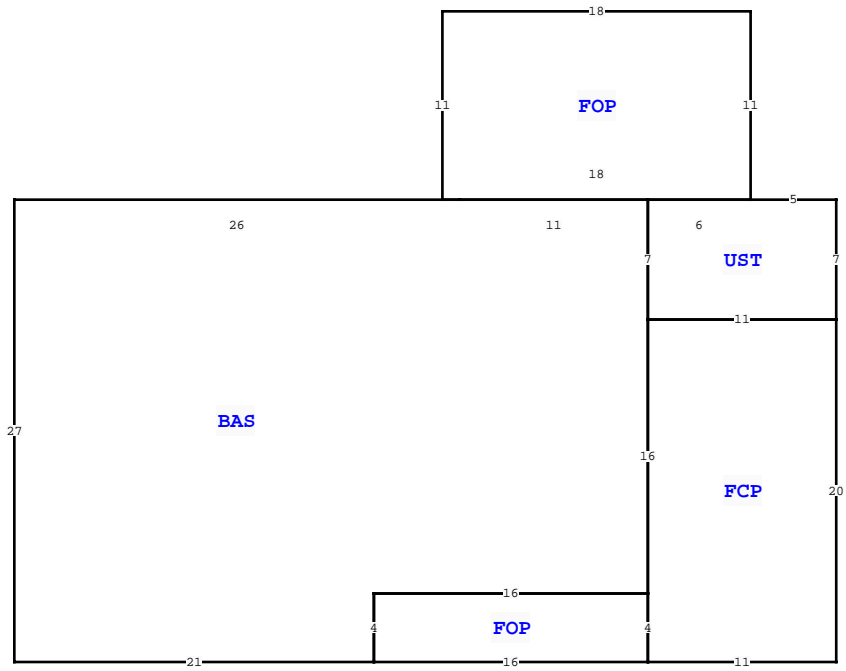
SEBANDFI #1 LLC
 P O BOX 1067
 METTER, GA 30439

2026

00-00-00-13525-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST PANEL	10
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	07
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	935	100	
FCP	220	25	
FOP	64	30	
FOP	198	30	
UST	77	45	
TOTALS	1,494		1,103

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,103	113.7300	127.38	140,500	1960	2000	0	0	31.25	68.75
1 SINGLE FAM 0% - 2023 Heated Area: 935 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	96,594		
TOTAL MARKET OB/XF VALUE	1,300		
TOTAL LAND VALUE - MARKET	8,645		
TOTAL MARKET VALUE	106,539		
SOH/AGL Deduction	0		
ASSESSED VALUE	106,539		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	106,539		
TOTAL JUST VALUE	106,539		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	108,295		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
252	MAINT/ALTR	50	06/13/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2523	5/27/2022	WD	Q	I	01	135,000
GRANTOR: VON BERMAN LUCIANA ST						
GRANTEE: SEBANDFI #1 LLC						
1363/1844	7/02/2018	QC	U	I	11	100
GRANTOR: LUCIANA STABON VON BE						
GRANTEE: LUCIANA S VON BERMA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0
2	0294	SHED WOOD/	0	0	0	2.00	UT	100.00	100.00	100	2017
3	0263	PRCH, USP	0	0	0	1.00	UT	0.00	0.00	100	2017
4	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2017
5	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF											
1,300											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		*RSF-3	0.00	0.00	6,200.00	SF	1.00
2	0000	C	VAC RES	0		*RSF-3	0.00	0.00	2,900.00	SF	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/27/2022 MLU											

BUILDING DIMENSIONS											
BAS= W26 S27 E21 FOP= E16 N4W16 S4\$ N4 E16 FCP= S4 E11 N20											
W11 S16\$ N16 UST= E11 N7 W5 FOP= N11 W18 S11 E18\$ W6 S7\$ N7											
W11\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		*RSF-3	0.00	0.00	6,200.00	SF	1.00
2	0000	C	VAC RES	0		*RSF-3	0.00	0.00	2,900.00	SF	1.00