NE1/4 OF NE1/4.

644-83, DC 1074-695, WD 1376-150

NAVE CRISTAL RAULERSON/CHAPMAN AMY LEIGH
6965 FELLOWSHIP LANE
FLOWERY BRANCH, GA 30542

2027

01-3S-15-00125-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	19,215
SOH/AGL Deduction	0
ASSESSED VALUE	19,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,215
TOTAL JUST VALUE	248,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1003	9/13/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: NAVE CRISTAL RAULER						
1376/1507	12/28/2018	WD	U	V	11	100
GRANTOR: MARTHA G WATERS						
GRANTEE: JOHNNIE RAY WATERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000							

REVIEW DATE 01/11/2023 BY JD Total Acres: 40.00 Total Land Value: 11,215 Market: 240,000 Agricultural: 11,215 Common: 0 PRINTED 11/17/2026 BY SYS