BEG 447.70 FT E OF NW COR OF SE1
RUN E 217.15 FT, S 1042.55 FT TO
CO RD, W ALONG R/W 229.83 FT, N

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

2027

01-3S-15-00128-001

BUILDING CHARACTERISTICS

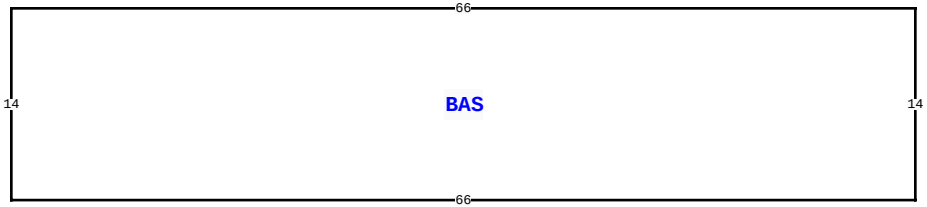
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	924	100		924	24,372
TOTALS	924			924	24,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	109.9000	65.94	60,929	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



237 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	07/15/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,372
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	50,692
SOH/AGL Deduction	1,561
ASSESSED VALUE	49,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,131
TOTAL JUST VALUE	93,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1129	7/27/2026	QC	U	I	11	100
GRANTOR: KHACHIGAN MARTHA JO						
GRANTEE: NAVE CRISTAL RAULER						
1475/1003	9/13/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: NAVE CRISTAL RAULER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0210	GARAGE U	0	0	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	700	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	700	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 01/11/2023 BY JD Total Acres: 5.00 Total Land Value: 13,120 Market: 44,000 Agricultural: 1,120 Common: 12,000 PRINTED 11/17/2026 BY SYS