

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

2026

01-3S-15-00128-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architectural Units	01	CONV 100	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
BAS	924	100	
TOTALS	924		25,591

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	69.24	63,978	1985	1985	0	0	60.00	40.00		
2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/22/2026 MLU 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	25,591		
TOTAL MARKET OB/XF VALUE	13,200		
TOTAL LAND VALUE - MARKET	56,000		
TOTAL MARKET VALUE	51,911		
SOH/AGL Deduction	7,145		
ASSESSED VALUE	44,766		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	44,766		
TOTAL JUST VALUE	94,791		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	92,572		

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						
1317/1461	4/14/2015	QC U	I	11		100
GRANTOR: DIANE K WATERS (NKA D)						
GRANTEE: JOHNNIE WATERS						

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF														13,200			
237 NW LOWER SPRINGS RD, LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W66 S14 E66 N14\$.																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							