COMM NE COR OF W1/2 OF SE1/4 OF
FOR POB, W 664.76 FT, S 177.53 F
TO E R/W OF SW MAYO RD, S 33 DEG

COMERIATO JOHN/COMERIATO VICTORIA
5730 CHASON RD
PELHAM, GA 31779

2026

01-4S-15-00319-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	168,168
TOTAL MARKET VALUE	5,606
SOH/AGL Deduction	0
ASSESSED VALUE	5,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,606
TOTAL JUST VALUE	168,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1555/100	11/21/2025	WD	Q	V	01	276,300

GRANTOR: DICKS JOSEPH BRUCE

GRANTEE: COMERIATO JOHN

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	20.02	AC		1.00	1.00	1.00	280.00	280.00	5,606							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.02	AC		1.00	1.00	1.20	7,000.00	8,400.00	168,168							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 20.02 Total Land Value: 5,606 Market: 168,168 Agricultural: 5,606 Common: 0 PRINTED 06/08/2026 BY SYS