COMM NE COR OF S1/2 OF NW1/4 OF
591.15 FT FOR POB, RUN S 320 FT
E 147.79 FT, N 320 FT, W 147.79

CREWS ALLEN D
3794 BEAR LAKE RD
VALDOSTA, GA 31601

2027

01-5S-16-03397-016

BUILDING CHARACTERISTICS

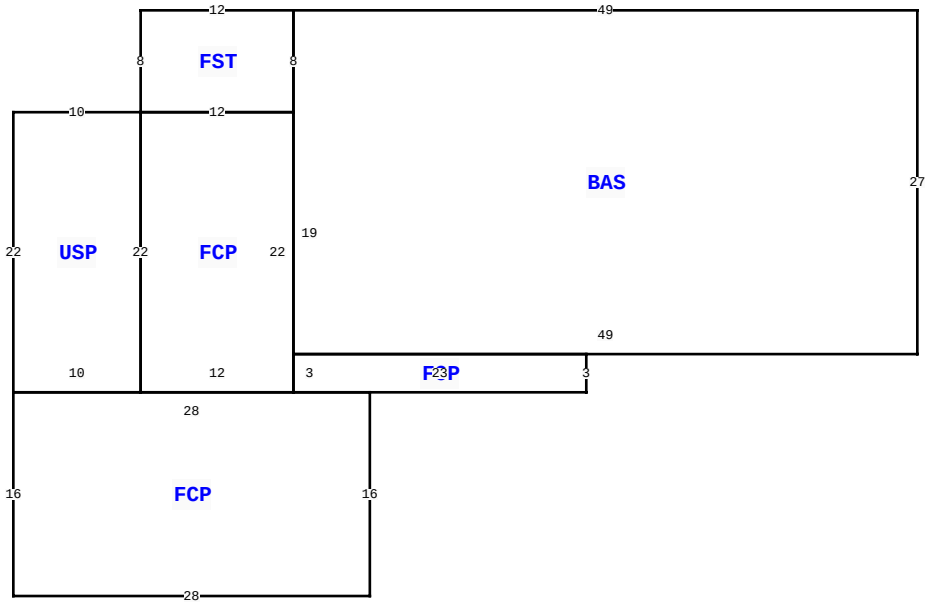
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100		1,323	111,054
FCP	264	25		66	5,540
FCP	448	25		112	9,402
FOP	69	30		21	1,763
FST	96	55		53	4,449
USP	220	35		77	6,464
TOTALS	2,420			1,652	138,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,652	117.4040	129.14	213,339	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1323 HX Base Yr 2009



251 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	16	16	256.00	UT	7.50	7.50	70	1993	1993	3	70	1,344	
3	0252	LEAN-TO W/	0	100	16	16	256.00	UT	2.00	2.00	70	1993	1993	3	70	358	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,670
TOTAL MARKET OB/XF VALUE		1,902
TOTAL LAND VALUE - MARKET		25,070
TOTAL MARKET VALUE		165,642
SOH/AGL Deduction		68,966
ASSESSED VALUE		96,676
TOTAL EXEMPTION VALUE	HX HB WX SX	96,676
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		165,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055192	Generator		03/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2215	8/26/2026	WD	U	I	11	100
GRANTOR: CREWS SUSAN G						
GRANTEE: CREWS ALLEN D						
1157/0011	3/10/2008	FS	Q	I	03	100
GRANTOR: SUSAN G CREWS & MARJO						
GRANTEE: MARJORIE L CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W49 S8 S19 E49 N27 $
FCP=[ORIG=-71,30] S16 E28 N16 W28 $
FCP=[ORIG=-49,8] W12 S22 E12 N22 $
USP=[ORIG=-61,8] W10 S22 E10 N22 $
FST=[ORIG=-49,0] W12 S8 E12 N8 $
FOP=[ORIG=-49,27] S3 E23 N3 W23 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,902

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	0100	C	SFR	100		A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	23,000.00	23,000.00	25,070							

REVIEW DATE 01/09/2026 BY KS Total Acres: 1.09 Total Land Value: 25,070 Market: 0 Agricultural: 0 Common: 25,070 PRINTED 11/16/2026 BY SYS