LOT 9 ICHETUCKNEE FOREST TRACT
B PHASE 1. ORB 653-776,
777-1843, 871-2213,

WALLER PETE T & JOANN B/WALLER JOANN B
718 N JACKSON ST
NASHVILLE, GA 31639-1221

2027

01-6S-15-00496-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

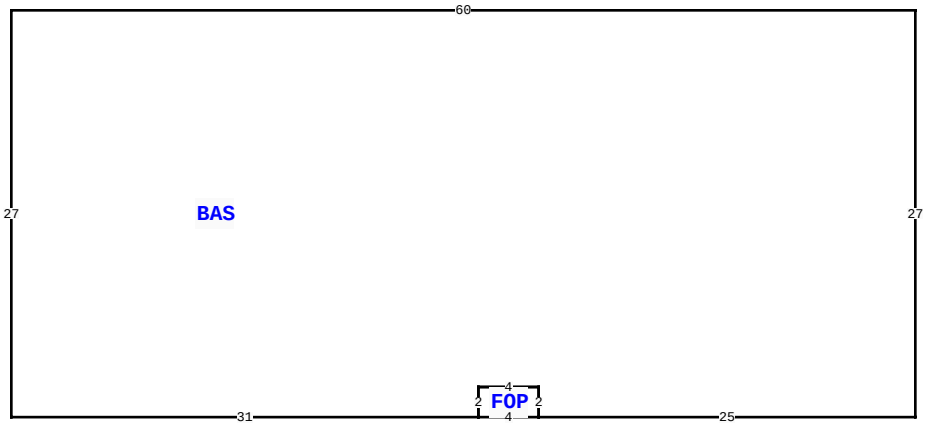
NEIGHBORHOOD/LOC 1615.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	45,613
FOP	8	35		3	85
TOTALS	1,620			1,615	45,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,615	117.9000	70.74	114,245	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1612 HX Base Yr



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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
2	0294	SHED WOOD/	0	0	10	16	1.00	UT	800.00	800.00	50	1997	1997	3	50	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,200	

259 SW OLD SPANISH RD, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2024 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	45,698
TOTAL MARKET OB/XF VALUE	11,100
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	99,298
SOH/AGL Deduction	0
ASSESSED VALUE	99,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,298
TOTAL JUST VALUE	99,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,298

SALE:1:1: LOT 9 TRACT B PHASE I ICHETUCKNEE FOREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7995	PUMP/UTPOL	30	01/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0871/2213	12/29/1998	WD	Q	I		62,000
GRANTOR: GIBSON						
GRANTEE: WALLER						
0777/1843	7/23/1993	WD	Q	V		19,500
GRANTOR: DAVID KOSHARSKY						
GRANTEE: STEPHEN GIBSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E31 FOP= E4 N2 W4 S2$ N2 E4 S2 E25 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,100

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 04/24/2026 BY JB Total Acres: 7.84 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 11/16/2026 BY SYS