

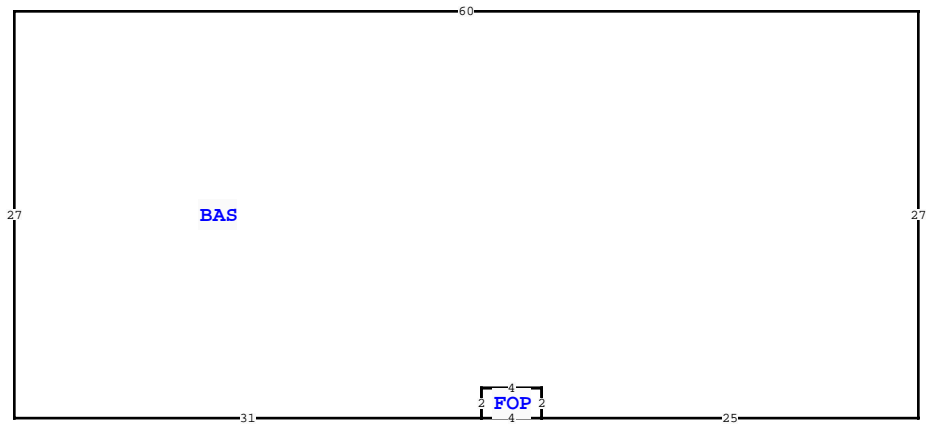
LOT 9 ICHETUCKNEE FOREST TRACT  
 B PHASE 1. ORB 653-776,  
 777-1843, 871-2213,

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

**2026**

01-6S-15-00496-009  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	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		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
BAS	1,612	100	
FOP	8	35	
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
1	MOBILE HME	0%	0	70.74	114,245	1994	1994	0	0	60.00	40.00
			Heated Area: 1612			HX Base Yr					
											
BLD DATE		LGL DATE		05/08/2024	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			6,208
ASSESSED VALUE			93,090
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,090
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00
2	0294	SHED WOOD/	0	0	10	16	1.00	UT	800.00	800.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	OB/XF MKT VALUE
259 SW OLD SPANISH RD, FORT WHITE											
TOTAL OB/XF 11,100											

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S27 E31 FOP= E4 N2 W4 S2§ N2 E4 S2 E25 N27§.									

LAND DESCRIPTION										TOTAL OB/XF														
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							