

AKA LOT 4, BLOCK 8, WILSON SPRIN
 PHASE 4 UNR: COMM AT NE COR OF S
 RUN W 33.01 FT TO W R/W OF WILSO

WILSON CARL/WILSON CAROLE
 3442 MANCHESTER DR SW
 LILBURN, GA 30047

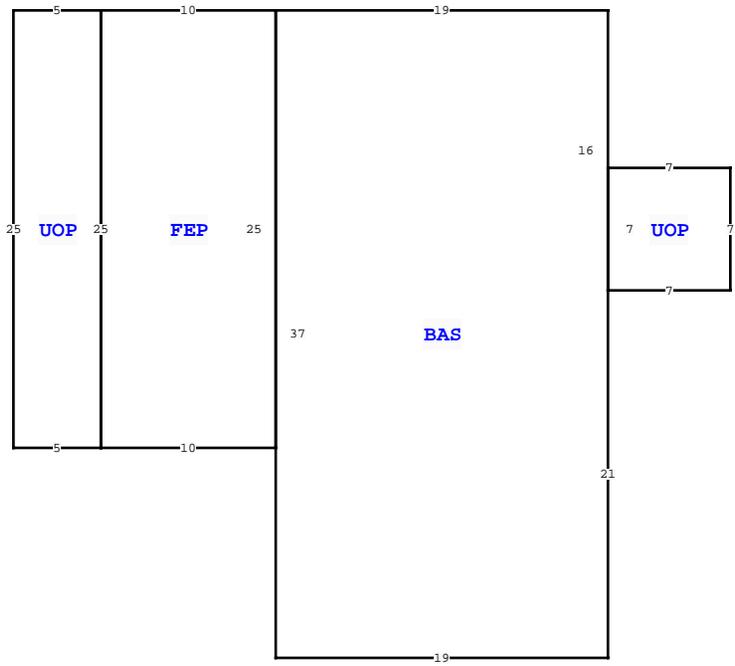
2026

01-7S-15-01439-724



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04		SINGLE SID	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	04		PLYWOOD	100	
Interior Floo	07		CORK/VTILE	100	
Air Condition	01		NONE	100	
Heating Type	01		NONE	100	
Bedrooms			2	100	
Bathrooms			1	100	
Frame			N/A	100	
Stories			0	100	
Architactual	05		CONV	100	
Units			0	100	
Condition Adj	02		02	100	
Kitchen Adjus	01		01	100	
Quality	03	03			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM			MKT AREA	02	
NEIGHBORHOOD/LOC	6716.0400 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	703	100		703	24,566
FEP	250	80		200	6,989
UOP	49	20		10	350
UOP	125	20		25	874
TOTALS	1,127			938	32,778

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR PILING	0%	- 0									
				Heated Area: 703								
				HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,778
TOTAL MARKET OB/XF VALUE			840
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			63,618
SOH/AGL Deduction			6,444
ASSESSED VALUE			57,174
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			57,174
TOTAL JUST VALUE			63,618
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/2498	11/12/2007	WD	Q	V	03	26,000
GRANTOR: WILSONS SPRINGS INC						
GRANTEE: CARL & CAROLE WILSO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W19 FEP= W10 UOP= W5 S25 E5 N25\$ S25 E10 N25\$ S37 E19 N21 UOP= E7 N7 W7 S7\$ N16\$.	

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	0294	SHED WOOD/	0	0	10 12		14.00	14.00	50	0	0	3	50	840	

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	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	0.75	40,000.00	30,000.00	30,000							