1 ACRE SQUARE IN SW COR OF
NW1/4 OF NE1/4. DC FOR MARY
ORB 856-827, QCD 1005-1970.

RICHARDSON REGINAL
756 CORLEY DR
COLUMBUS, GA 31907

2027

02-3S-16-01913-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2316.00	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

5855 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	9,600
TOTAL MARKET VALUE	10,600
SOH/AGL Deduction	194
ASSESSED VALUE	10,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,406
TOTAL JUST VALUE	10,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,600

LAND:1:1: ADJ 4 POOR ACCESS ACROSS RAILROAD TRACK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1005/1970	1/28/2004	WD	Q	V	06	100

GRANTOR: CHESTER RICHARDSON

GRANTEE: REGINAL RICHARDSON

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	12,000.00	9,600.00	9,600							

REVIEW DATE 05/08/2023 BY JB Total Acres: 1.00 Total Land Value: 9,600 Market: 0 Agricultural: 0 Common: 9,600 PRINTED 11/17/2026 BY SYS