

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

2026

02-3S-16-01913-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 1,000 <b>TOTAL LAND VALUE - MARKET</b> 9,600 <b>TOTAL MARKET VALUE</b> 10,600 <b>SOH/AGL Deduction</b> 1,140 <b>ASSESSED VALUE</b> 9,460 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 9,460 <b>TOTAL JUST VALUE</b> 10,600 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 8,600																																																											
																				LAND:1:1: ADJ 4 POOR ACCESS ACROSS RAILROAD TRACK																																																											
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TOTALS																				5855 NW US HIGHWAY 41 , LAKE CITY										05/07/2026	MLU																																																
<b>EXTRA FEATURES</b>																																																																															
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	0285	SALVAGE	0	0	0	0	0	0	0.00	1.00	1993	1993	3	100	1,000																																																																
<b>LAND DESCRIPTION</b>																				<b>TOTAL OB/XF</b> 1,000																																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																																														
<b>REVIEW DATE</b> 05/08/2023 <b>BY</b> JB																				Total Acres: 1.00										Total Land Value: 9,600										Market: 0										Agricultural: 0										Common: 9,600										<b>PRINTED 06/09/2026 BY SYS</b>									